

KEY TO LAND USE CHARTS:

	A blank indicates the use is not permitted	SC	Permitted use subject to special exception if it meets conditions
P	Permitted Use	S1	Permitted Use subject to special exception if less than 150 feet from a residential building or site where there is an active house permit or an established Historic District.
C	Permitted Use if it meets certain conditions	S2	Permitted Use subject to special exception if less than 300 feet from a residential building or site where there is an active house permit or an established Historic District.
S	Permitted Use subject to special exception from the Board of Appeals		

SOLOMONS TOWN CENTER

3-3.07 SOLOMONS TABLE OF LAND USES – <u>AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES</u>	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2	
<u>Agritourism Enterprise</u>																						
<u>Campground, Farm</u>																						
<u>Canoe or Kayak Launching Site, Commercial</u>																						
<u>Commercial Kitchen, Farm</u>																						
<u>Ecotourism Enterprise</u>																						
<u>Farm Support Business, Less than 5,000 square feet</u>																						
<u>Farm Support Business, More than 5,000 square feet</u>																						
<u>Heritage Trail Displays</u>																						
<u>Hunting Service</u>																						
<u>Public Events/Public Assemblies on Farmland</u>																						
<u>Rental Facilities on Farms</u>																						
<u>Sports Practice Fields on a Farm</u>																						

SOLOMONS TOWN CENTER

3-3.07 SOLOMONS TABLE OF LAND USES - AGRICULTURAL	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
<u>Livestock Animal Husbandry</u>									C				C	C		C	C	C	C	C	C
<u>Aquaculture, Freshwater and Land-based</u>																					
<u>Aquaculture, Marine/Estuarine</u>																					
Commercial Greenhouse, <u>Retail</u>												P	P	P	P	P	P	P			P
Commercial Greenhouse, <u>Wholesale</u>												P	P	P	P	P	P	P			P
<u>Commercial Kennel, with indoor facilities only</u>																					
<u>Commercial Kennel, with outdoor facilities</u>																					
<u>Commercial or Non-Profit Stable or Horseback-Riding Club</u>																					
Commercial Raising of Exotic <u>or Wild</u> Animals												S	S	S	S	S	S	S	S	S	S
<u>Commercial Raising of Fur-bearing Animals</u>																					
<u>Concentrated Animal Feeding Operation</u>																					
Domestic Animals ¹	P	P	P	P	P			P	P	P	P	P	P	P	P		P	P	P	P	P
<u>Farm</u>									<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Farm Brewery</u>																					
<u>Farm Distillery</u>																					
Farm Building									P			P	P	P	P	P	P	P	P	P	P
<u>Farm Stand</u>												<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>
<u>Farm Winery</u>																					
<u>Feedlot</u>																					
Field Crops <u>and/or</u> Nursery									P			P	P	P	P	P	P	P	P	P	P
<u>Forest Product Processing</u>																					
<u>Forestry in the Critical Area</u>																					
<u>Garden Center or Farm Supply Store</u> , Less than 2,500 s.f.			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>C</u>	<u>P</u>	<u>P</u>	<u>S1</u>		<u>P</u>	<u>P</u>	<u>P</u>				<u>C</u>
<u>Garden Center or Farm Supply Store</u> , More than 2,500 s.f. and less than 25,00 s.f.			<u>S1</u>	<u>S1</u>	<u>P</u>	<u>P</u>				<u>C</u>	<u>S1</u>	<u>S1</u>	<u>S2</u>		<u>P</u>	<u>P</u>	<u>P</u>				
<u>Garden Center or Farm Supply Store</u> , More than 25,000 s.f. and less than 75,000 s.f.															<u>P</u>						
<u>Garden Center or Farm Supply Store</u> , 75,000 s.f.															<u>C</u>						
<u>Livestock Auction and/or Sales Barn</u>																					
<u>Livestock Auction by a Non-Profit Organization or Farm Owner</u>																					
Nursery, <u>Retail</u>									P			P	P	P	P	<u>P</u>	P	P	P	P	P
Nursery, <u>Wholesale</u>									P			P	P	P	P	<u>P</u>	P	P	P	P	P
<u>Forestry</u> or Tree Farming												P	P	P	P	P	P	P	P	P	P
Veterinary Hospital or Clinic, <u>Livestock</u>												SC			SC	SC	SC	SC			SC
Veterinary Hospital or Clinic, <u>Small Animal</u>												SC			SC	SC	SC	SC			SC

¹ "Domestic Animals" moved from Agricultural Chart to Unclassified Chart. Use changed to "Household Pets".

SOLOMONS TOWN CENTER																					
3-3.07 SOLOMONS TABLE OF LAND USES - RESIDENTIAL	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
Apartment, Accessory	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
<u>Apartment, Accessory for Resident Watchman/Caretaker</u>																					
<u>Apartment, Accessory over a Business</u>																					
<u>Assisted Living Facility</u>												<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>					<u>P</u>
Bed & Breakfast Facility <u>with up to</u> 2 Bedrooms in Use	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
Bed & Breakfast Facility <u>with</u> 3 to 5 Bedrooms in Use	SC	SC	SC	SC	SC				SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC
Boarding House		C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
Dwelling, Attached:																					
Duplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	P
Fourplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	P
Multi-family			SC	SC	SC						SC	SC	SC	SC		SC	SC		SC	SC	
Townhouse			C	C	C				C	C	C	C	C	C		C	C	C	C	C	C
Triplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	P
Dwelling, Single Family Detached	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
Liveaboards									C	C	<u>C</u>						C				
<u>Boarders Lodgers</u> in Residence (no more than 3)	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C			C	C	C	C	C	C	C	C	C	C	C	C	C	C
<u>Manufactured Home Community</u>																					
<u>Manufactured Home, Farm</u>																					
<u>Manufactured Home on Individual Lot</u>																					
<u>Manufactured Home or Recreational Vehicle (Emergency)</u>																					
<u>Manufactured Home For Resident Watchman/Caretaker</u>																					
<u>Manufactured Home Subdivision</u>																					
Tenant House													C	C		C		C		C	
<u>Tenant Houses, Additional (no more than 2 additional)</u>																					

SOLOMONS TOWN CENTER																					
3-3.07 SOLOMONS TABLE OF LAND USES – COMMERCIAL RETAIL	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
Agricultural Machinery, Service and/or Supplies												P			P	P					
Antiques Sales		C	C	P	P	P	C		C	C	P	P	C	C	P	C	C	C	C	C	C
<u>Art Gallery</u> , Less than 2,500 s.f.			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>C</u>	<u>P</u>	<u>P</u>	<u>S1</u>		<u>P</u>	<u>P</u>	<u>P</u>			<u>C</u>	
<u>Art Gallery</u> , More than 2,500 s.f. and less than 25,00 s.f.			<u>S1</u>	<u>S1</u>	<u>P</u>	<u>P</u>				<u>C</u>	<u>S1</u>	<u>S1</u>	<u>S2</u>		<u>P</u>	<u>P</u>	<u>P</u>				
<u>Art Gallery</u> , More than 25,000 s.f. and less than 75,000 s.f.															<u>P</u>						
<u>Art Gallery</u> , 75,000 s. f.															<u>C</u>						
<u>Artisans' and Crafters' Market</u>					<u>C</u>						<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>					
Auction Building															P	P					
Boat Dealer: <u>Dealership</u>			P	P						<u>C</u>	P	P			P	P	P				
—Dry Land Display			<u>P</u>	<u>P</u>							<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>				
—Broker—No Land Display			<u>P</u>	<u>P</u>							<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>				
Farmers' Market					C							C	C		C	C					
<u>Flea Market by Non-profit Organization</u> ²										<u>P</u>		<u>P</u>			<u>P</u>						
<u>Lumber and/or Other Building Materials Home Improvement Center</u> less than 25,000 s.f. ³												P			P	P				C	
<u>Lumber and/or Other Building Materials Home Improvement Center</u> more than 25,000 s.f. and less than 75,000 s.f.															P						
<u>Lumber and/or Other Building Materials Home Improvement Center</u> 75,000 s.f.															C						
<u>Manufactured Home Dealer</u>																					
Itinerant Sales: <u>Mobile Food Sales</u>					C		C					C			C		C	C			
—Fish, Shellfish, Fruit, Vegetables					<u>C</u>		<u>C</u>					<u>C</u>			<u>C</u>		<u>C</u>	<u>C</u>			
—All Other Licensed Sales												<u>C</u>			<u>C</u>						
<u>Lumber and/or Other Building Materials less than 25,000 s.f.</u>												<u>P</u>			<u>P</u>	<u>P</u>				<u>C</u>	
<u>Other Commercial</u> Retail <u>Commercial</u> Buildings, Less than 2,500 s.f.			P	P	P	P				C	P	P	S1		P	P	P			C	
<u>Other Commercial</u> Retail <u>Commercial</u> Buildings, More than 2,500 s.f. and less than 25,00 s.f.			S1	S1	P	P				C	S1	S1	S2		P	P	P				
<u>Other Commercial</u> Retail <u>Commercial</u> Buildings, More than 25,000 s.f. and less than 75,000 s.f.															P						
<u>Other Commercial</u> Retail <u>Commercial</u> Buildings, 75,000 s. f.															C						

² Flea Market moved from Unclassified Chart to Commercial Retail Chart.

³ "Home Improvement Center" Replaces "Lumber and/or Other Building Materials". "Wholesale Lumber and/or Other Building Materials" becomes a new use on the Commercial Wholesale Land Use Chart.

SOLOMONS TOWN CENTER

3-3.07 SOLOMONS TABLE OF LAND USES – COMMERCIAL RETAIL (CONTINUED)	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2	
<u>Retail Commercial Building with Drive-up Facility</u> , Less than 2,500 s.f.			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>C</u>	<u>P</u>	<u>P</u>	<u>S1</u>		<u>P</u>	<u>P</u>	<u>P</u>				<u>C</u>	
<u>Retail Commercial Building with Drive-up Facility</u> , More than 2,500 s.f. and less than 25,00 s.f.			<u>S1</u>	<u>S1</u>	<u>P</u>	<u>P</u>				<u>C</u>	<u>S1</u>	<u>S1</u>	<u>S2</u>		<u>P</u>	<u>P</u>	<u>P</u>					
<u>Retail Commercial Building with Drive-up Facility</u> , More than 25,000 s.f. and less than 75,000 s.f.															<u>P</u>							
<u>Retail Commercial Building with Drive-up Facility</u> , 75,000 s. f.															<u>C</u>							
<u>Retail Commercial Sale or Display Area, Outdoor</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>				<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>					
Roadside Stand												<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>
<u>Watermen's Market</u>					<u>C</u>						<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>						

SOLOMONS TOWN CENTER

3-3.07SOLOMONS TABLE OF LAND USES – COMMERCIAL BUSINESS & PERSONAL SERVICES	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2	
Boat Service and/or Repair			S		S						P	P			P	P						
Boat Storage, <u>Commercial</u>			C		C						C	C			C	C						
Boatel			P	S	S				S1		P	P			P	P	P			P		
Commercial Boat Deck Pier			P		P			P			P	P					P					
<u>Commercial Kitchen (not associated with an Eating Establishment)</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>P</u>			<u>P</u>	<u>P</u>				<u>S</u>		
Commercial Trade or Business School		P	P	P	P							P			P	P					S	
<u>Corporate Headquarters, less than 2,500 sq. ft.</u>		<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	
<u>Corporate Headquarters, more than 2,500 sq. ft.</u>			<u>S1</u>	<u>S1</u>	<u>S1</u>							<u>P</u>	<u>P</u>		<u>P</u>	<u>S1</u>	<u>S1</u>	<u>S1</u>	<u>S1</u>		<u>S1</u>	<u>C</u>
Crematorium			S1	S1	S1							P	P		P	S1	S1	S1		S1	C	
Eating Establishments: <u>with Drive-up Facility</u>					P	P						P	S		P	S	S					
Eating Establishments: <u>without Drive-up Facility</u>			P	P	P	P						P	P		P	P	P				P	
—Restaurant																						
—Fast Food, Carry-out																						
<u>Entertainment Business, Adult</u>																						
<u>Flex Space Business</u>																						
<u>Funeral Home</u>			<u>S1</u>	<u>S1</u>	<u>S1</u>							<u>P</u>	<u>P</u>		<u>P</u>	<u>S1</u>	<u>S1</u>	<u>S1</u>	<u>S1</u>		<u>S1</u>	
Home Occupation- All Employed are Residents	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C	C
Home Occupation - 1 Equivalent Full-time non-resident employee	SC	SC	SC	C	C				SC	SC	SC	SC	SC	SC	C	SC	SC	SC	SC	SC	SC	SC
Home Occupation - 2 Equivalent Full-time non-resident employees				C	C				SC	SC	SC	SC	SC	SC	C	SC	SC	SC	SC	SC	SC	SC
<u>Laundry, Industrial</u>																						
Laundry / Laundromat					P						P	P			P	P	P					
Motel or Hotel			P	S	S				S1		P	P			P	P	P				P	
<u>Office Support Services, including printing, copying, faxing, internetworking, etc., less than 2,500 sq. ft.</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>							<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	
Other Commercial Business, <u>Office, Non-Medical, Medical, or</u> Personal Services, Clinics including funeral homes: Less than 2,500 sq.ft.		S	P	P	P							P	P	P		P	P	P	P		P	
Other Commercial Business, <u>Office, Non-Medical, Medical, or</u> Personal Services, Clinics including funeral homes: More than 2,500 sq. ft.			S1	S1	S1							P	P		P	S1	S1	S1		S1	C	
Tavern, Nightclub, Lounge, Dance Hall					SC	SC						SC			SC		SC					
Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars					S																	

SOLOMONS TOWN CENTER																					
3-3.07 SOLOMONS TABLE OF LAND USES – COMMERCIAL RECREATION	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
<u>Campground and/or Rec. Vehicle Camp</u>																					
Carnival, Fair or Circus – Temporary, Less than 5 Acres									SC			SC			SC	SC				SC	
Carnival, Fair or Circus – Temporary, More than 5 Acres									C			C			C	C				C	
<u>Commercial or Non-Profit Meeting Hall, Banquet Hall</u>																					
Convention Center /Retreat									P			P			P	P	P			P	
<u>Drive-in Theatre</u>																					
<u>Golf Course</u>																					
<u>Golf, Miniature</u>												S			S		P				
Marina with Fuel Dock & Repair Facilities			P					P			P	P					P	S			
Marina or Yacht Club without Fuel Dock and Repair Facilities			P		P			P			P	P	P	C			P	P			
Indoor Commercial Amusements:																					
Arcade, Pool Hall, Bingo												S			S		P				
Bowling, Skating Rink, Theatre												P			P		P				
Dance Studio, Performing Arts, Commercial					P							P			P	P	P				
Health Spa/Gymnasium Fitness Center					P				S		P	P	P		P	P	P			P	
Swimming Pool, Athletic Courts			S	S				P	S		P	P	P		P	P	P			P	
Other Outdoor Recreation, such as: Swimming Pools, Athletic Courts			S	S	S				S1		S1	S1	S1		P	S1	S1			S1	
<u>Retreat, Day</u>									P			P			P	P	P			P	
<u>Special Event</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Studio, Commercial</u>					<u>P</u>							<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>				
<u>Target Range, Indoor</u>																					
<u>Target Range, Outdoor</u>																					

3-3.07 SOLOMONS TABLE OF LAND USES COMMERCIAL WHOLESALE USES	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
Mini-Storage												S			S	S				S	
<u>Warehouse</u> , Indoor												S			S	S					
<u>Warehouse</u> , Outdoor																					
<u>Wholesale</u> Lumber and/or Other Building Materials less than 25,000 s.f. ⁴												P			P	P				C	
<u>Wholesale</u> Lumber and/or Other Building Materials, more than 25,000 square feet and less than 75,000 s.f.															P						
<u>Wholesale</u> Lumber and/or Other Building Materials, 75,000 s.f.															C						
Wholesaling, <u>Indoor Only</u> or Warehouse:												S			S	S					

⁴ "Home Improvement Center" replaces Lumber on the Commercial Retail chart. "Wholesale Lumber and/or Other Building Materials" moved from Commercial Retail Chart to Commercial Wholesale Chart.

3-3.07 SOLOMONS TABLE OF LAND USES – MOTOR VEHICLE & RELATED SERVICES	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
Automobile Filling Station Repair Shop												SC			SC	SC	SC				
Automobile Filling Station Repair Shop <u>with Convenience Store and/or Eating Establishment</u>												SC			SC	SC	SC				
Automobile Filling Station , Repair/ Repair Shop <u>without fuel sales</u>												SC			SC	SC	SC				
Automobile Parking Lot/Garage <u>as a Principal Use</u>							P														
<u>Automobile Parts Dismantling and/or Storage</u>																					
<u>Bus lot or garage</u>												<u>S</u>			<u>S</u>	<u>S2</u>	<u>S</u>				
<u>Car Wash, Accessory Use</u>												S			S	S2	S				
Commuter Parking Lot							P					P	P	P	P	P				P	
<u>Inoperative or Unregistered Vehicle, 1 per lot</u> ⁵	P	P	P	P	P			P	P	P	P	P	P	P		P	P	P	P	P	P
<u>Inoperative or Unregistered Vehicles, 2 per lot</u> ⁶																					
<u>Motor Vehicle Accessory Shop</u>												<u>C</u>			<u>C</u>	<u>C</u>					
Motor Vehicle Dealer <u>Dealership</u> - New or Used												S			S	S2					
Other Motor Vehicle Related Uses including: Bus depot, car wash , taxi service, vehicle rental or leasing												S			S	S2	S				
<u>Park-and-Sell Lot</u>												<u>S</u>			<u>S</u>	<u>S2</u>					
<u>Parking of Commercial Vehicles</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Storage of Motor Vehicles</u>																					
<u>Truck, Bus and Diesel Service & Repair Shop</u>																					
<u>Truck Terminal</u> ⁷																					
Vehicle Ferry Service							SC		SC												

⁵ Inoperative Vehicle, one per lot moved from Unclassified Chart to Motor Vehicle Chart.

⁶ Inoperative Vehicles, two per lot moved from Unclassified Chart to Motor Vehicle Chart.

⁷ Truck Terminal moved from the Industrial Chart to the Motor Vehicle Chart.

SOLOMONS TOWN CENTER

3-3.07 SOLOMONS TABLE OF LAND USES – INDUSTRIAL USES	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
<u>Agricultural/Seafood/Livestock Processing Plant</u>																					
<u>Asphalt Plant</u>																					
<u>Commercial Fuel Storage Business</u>																					
<u>Commercial Recycling Facility</u>																					
<u>Distillation of Alcohol as a Fuel On a Farm for Farm Use Only</u>																					
<u>Distillation of Alcohol as a Fuel, Commercial</u>																					
<u>Grain Elevator</u>																					
<u>Kiln, Wood Drying</u>																					
<u>Landfill, Land-Clearing Debris</u>																					
<u>Landfill, Rubble</u>																					
<u>Landfill, Sanitary</u>																					
<u>Manufacturing and/or Assembly, Heavy</u>																					
<u>Manufacturing and/or Assembly, Light, Less than 5,000 square feet</u>																					
<u>Manufacturing and/or Assembly, Light, More than 5,000 square feet</u>																					
<u>Manufacturing and/or Assembling, Watercraft, Commercial</u>												S	S				S				
<u>Outdoor Storage in Connection with Commercial and/or Industrial Uses</u>												<u>P</u>	<u>C</u>		<u>C</u>						
<u>Power Generating Facility, Accessory to a Residence or Business</u>																					
<u>Power Generating Facility, Commercial</u>																					
<u>Research & Development Facility, Environmental</u>		C	C									C	SC	SC	SC	SC				C	
<u>Research & Development Facility, Other</u>												C	SC	SC	SC	SC				C	
<u>Salvage and/or Junk Yard</u>																					
<u>Sand, Gravel or Mineral Extraction and Processing</u>																					
<u>Sand, Gravel or Mineral Extraction (No Processing)</u>																					
<u>Sawmill, Commercial</u>																					
<u>Sawmill, Portable</u>																					
<u>Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business</u>												<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>				<u>S</u>	
<u>Truck Terminal</u> ⁸																					

⁸ Truck Terminal moved from Industrial Chart to Motor Vehicle Chart.

SOLOMONS TOWN CENTER

3-3.07 SOLOMONS TABLE OF LAND USES - INSTITUTIONAL USES	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
College or University		P						S						S		S				S	
Child Day Care Center, 3 Children or Less	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Child Day Care Center, 12 Children Clients or Less					P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
Child Day Care Center, 13 Children or More Clients Children					S			S	S	S	S	S	S	S	S	S	S	S	S	S	
<u>Day Care Center Associated with a Place of Worship, School, or other Institution</u>					<u>S</u>			<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	
Elementary or Secondary School																					
Fire and/or Rescue Service												P			P	P					
<u>Hospital</u>																					
Museum or Library		P	P	S	P	S	P	S	S	S	S	P			P	P	P			P	
Museum or Library		P	P	S	P	S	P	S	S	S	S	P			P	P	P			P	
Non-profit Club or Institution			P	P			P					P			P	P	S			S	
Nursing or Convalescent Home												P	P	P		P				P	
Place of Worship, Parish Hall, Convent, Monastery or Rectory		P		P	P			P	P	P		P	P	P	P	P	P	P		P	P
Public or Governmental Building		P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	
Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.		S1	P	S1	P		P	S1	S1	S1		P	P	P	P	P	P	S1	P	P	
<u>Public Utility Lines & Accessory Structures</u>																					
<u>Solid Waste Collection Site</u>																					
<u>Temporary Structure Incidental to Schools (classroom relocatable)</u>																					
<u>Wastewater Treatment Facility</u>																					
<u>Water Supply Treatment Facility</u>																					

SOLOMONS TOWN CENTER																					
3-3.07 SOLOMONS TABLE OF LAND USES – UNCLASSIFIED USES	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
Accessory Building or Use	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Airport or Landing Field</u>																					
Cemetery or Memorial Garden										P											
Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-4 OF THE CALVERT COUNTY ZONING ORDINANCE																				
Dock, Pier, Private	P		P		P			P	P	P	P	P	P	P		P	P	P	P	P	P
Flea Market by Non-Profit Organization ⁹								P				P			P						
Garage Sale, Yard Sale or Estate Sale	C	C	C	C	C			C	C	C		C	C	C		C	C	C	C	C	C
Heliport									S			S			S		S				
Domestic Animals Household Pets ¹⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Inoperative Vehicle, 1 per lot ¹¹	P	P	P	P	P			P	P	P	P	P	P	P		P	P	P	P	P	P
Inoperative Vehicle, 2 per lot ¹²																					
Land-Clearing Debris Landfill ¹³																					
<u>Livestock Kept as Pets</u>									C				C	C		C	C	C	C	C	C
Machinery & Equipment in Connection With Excavating and/or Contracting Business ¹⁴												S		S	S	S				S	
Model Home -No Office				P					P			P	P	P	P	P	P	P	P	P	
Outdoor Storage in Connection with Commercial and/or Industrial Uses ¹⁵											P	G			G						
<u>Structure for the Keeping of Animals (on non-farm properties)</u>	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Structure Incidental to Construction (non-residential)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<u>Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)</u>																					
<u>Temporary Recreational Vehicle at Construction site (for watchman)</u>																					
<u>Unoccupied Recreational Vehicle</u>																					

⁹ Flea Market moved from Unclassified Chart to Commercial Retail Chart.

¹⁰ "Domestic Animals" moved from Agricultural Chart to Unclassified Chart. Use changed to "Household Pets".

¹¹ Inoperative Vehicle, one per lot moved from Unclassified Chart to Motor Vehicle Chart.

¹² Inoperative Vehicles, two per lot moved from Unclassified Chart to Motor Vehicle Chart.

¹³ Land-Clearing Debris Landfill moved from Unclassified Chart to Industrial Chart.

¹⁴ Machinery & Equipment in Connection w/Excavating and/or Contracting Business moved from Unclassified Chart to Industrial Chart.

¹⁵ Machinery & Equipment in Connection w/Excavating and/or Contracting Business moved from Unclassified Chart to Industrial Chart.

3-3.07.A Solomons Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-3.07, Table of Land Uses. ~~These conditions are in place of the conditions listed in Section 3-2 of the Calvert County Zoning Ordinance. In all cases except those specifically listed below, the conditions listed in the Calvert County Zoning Ordinance must be met. If a use is listed as conditional in the Land Use Tables (indicated by a 'C' or an 'SC'), and no conditions are listed below, the conditions listed in Section 3-2 of the Calvert County Zoning Ordinance apply. The conditions listed below are unique to the Solomons Town Center.~~ Note: This Section of the Solomons Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

1. Attached Dwelling Units: Townhouse, provided that density does not exceed seven dwelling units per acre for two or more bedroom units or eight dwelling units per acre for one-bedroom units. Five development rights are required for the second unit per acre.
2. Multi-family dwelling, provided that density does not exceed seven dwelling units per acre. Five Transferable Development Rights (TDRs) are required for the third, fifth, and seventh unit per acre.
3. Antiques Sales, provided that the following conditions are met:
 - ~~a. It is a home occupation,~~
 - ~~b-a.~~ All sales or display merchandise are inside an enclosed structure,
 - ~~c. b.~~ Adequate off-street parking is available, but does not exceed four parking spaces,
 - ~~d. c.~~ Signs indicating the business name do not exceed four square feet in size, and
 - ~~e. d.~~ Applicable State Licenses are obtained.
- ~~4. Itinerant Sales: Fish, Shellfish, Fruit, Vegetables, provided that sales are made from a boat on the water in Sub-area C-3.~~
- (8/10/04) ~~5-4.~~ Lumber and/or Other Building Materials Home Improvement Center, 75,000 square feet in the D-4 Sub-area, provided that the conditions for "Other Commercial Retail Buildings, 75,000 square feet" are met.
- (8/10/04) ~~6-5.~~ Lumber and/or Other Building Materials Home Improvement Center, in the F-1 Sub-area, provided the following conditions are met:
 - a. That a six-foot wide sidewalk along the property boundary which adjoins Creston Lane be constructed prior to issuance of an occupancy permit for the new business.
 - b. That any outdoor storage of building materials or lumber be screened from adjacent properties and the road.
- (8/10/04) ~~7-6.~~ Other Commercial Retail Buildings, 75,000 square feet in the D-4 Sub-area, provided that the following conditions are met:
 - a. Building and Site Design
In addition to specific requirements of the Town Center Zoning Ordinance and Article 6 of the County Zoning Ordinance, the following provisions shall apply:
 - i. Any outdoor sales areas shall be specifically designed as such and shall include fencing and landscaping around their entire perimeter in accordance with the Architectural Review Standards of this Town Center Zoning Ordinance. They shall not impede pedestrian circulation and shall not be located within parking lots.
 - ii. An outdoor area or areas totaling a minimum of 2000 sq. ft. shall be provided for a bus stop and outdoor seating. The area(s) shall be landscaped and shall be conveniently located near the public entrance and pedestrian travelways.
 - iii. All sides having a public entrance shall include some combination of the following features along no less than 70 percent of the horizontal length of any façade with a public entrance: recesses, projections, awnings, arcades, display windows and entry areas. (see Guidelines Appendix attached to the Town Center Ordinance).
 - b. Maintenance Agreement
Before a building permit is issued, a maintenance agreement shall be executed between the landowner and the Board of County Commissioners, which agreement shall apply whether the building is fully occupied, partially occupied or vacant. The agreement shall provide for the maintenance of the building exterior, signage, lighting, landscaping, parking lots, sidewalks, and trash removal. It shall contain provisions whereby the County shall give the landowner notice of any violations of the agreement and a reasonable time to correct the violation. The agreement shall further provide that if the violation has not been corrected within the specified time, the County shall be permitted to enter the premises, correct the violation and add the costs incurred to the landowner's next tax bill. The agreement shall be recorded among the land records of Calvert County and shall be binding on all subsequent owners so long as the building creating the need for the agreement remains standing.

c. Co-location¹⁶

For the purposes of these regulations, co-location is defined as: The placement of smaller retail and service buildings with individual outside entrances on the same site as a large (75,000 sq. ft. +) retail building. The total square footage of the smaller buildings shall equal at least 20 percent of the large retail building. (See design guidelines for examples of co-location.)

The square footage of the co-located buildings shall be excluded from the maximum square footage permitted by the Land Use Charts for the large retail building.

i. Waivers for Co-location

The Planning Commission may waive the requirements for co-location in cases where a large retail store in existence as of August 10, 2004, is to be expanded on-site by no more than 50% of its gross square footage. No waivers shall be granted for (1) the expansion of a large retail store in existence as of August 10, 2004, if the expansion is more than 50% of its gross square footage or (2) the expansion of large retail stores constructed after August 10, 2004. Such waivers shall only be granted if the applicant demonstrates that an undue hardship will be imposed due to exceptional narrowness, shallowness, or shape of particular parcels of property or by reason of exceptional topographical conditions or other extraordinary situations or conditions affecting the property. Self-imposed hardship and financial hardship shall not be considered.

- (8/10/04) ~~8-7.~~ Other Commercial Retail in the C-6 Sub-area, provided that the business was in existence at the time of adoption of this Plan.
- (8/10/04) ~~9-8.~~ Retail Sales, Less than 2,500 Square Feet in the F-1 Sub-area, provided the following conditions are met:
 - a. That a six-foot wide sidewalk along the property boundary which adjoins Creston Lane be constructed prior to issuance of an occupancy permit for the new business.
 - b. That no outdoor storage be allowed.
- (8/10/04) ~~10-9.~~ Boat Broker Dealership in the C6 Sub-area, provided that it is a home occupation and no land display shall be permitted.
- (8/10/04) ~~11-10.~~ Dry Boat Storage, Commercial, provided that no multi-level boat storage is permitted unless completely enclosed within a building.
- (8/10/04) ~~12-11.~~ Tavern, Nightclub, Lounge, Dance Hall, provided that the following conditions are met:
 - a. There are adequate safeguards to protect against noise levels that would exceed State standards, and
 - b. New open-air facilities in the Town Center are limited to the C-1 sub-area.
- ~~(8/10/04) 13. Wet Boat Storage, Commercial, provided that no boat servicing or repair is permitted.~~
- ~~(8/10/04) 14. Restaurant, provided that existing historic sites are protected.~~
- ~~(8/10/04) 15. Motels, Hotels or Boatels, provided that existing historic sites are protected.~~
- (8/10/04) ~~16-12.~~ Research and Development, Environmental and Other, provided that no research or development involving the use of hazardous wastes is conducted on the premises.
- (8/10/04) ~~17-13.~~ Outdoor storage in connection with commercial and/or industrial uses, provided that the material and/or equipment stored is not visible from adjoining properties or the road.
- (8/10/04) ~~18-14.~~ Liveaboards, provided that:
 - a. Marinas with one to 100 wet slips have no more than one liveaboard. Marinas with 101 to 200 wet slips have no more than two liveaboards. Marinas with 201 to 300 wet slips have no more than three liveaboards. Marinas with 300+ wet slips have no more than four liveaboards.
 - b. The slip limitations in a marina do not apply for weekend and short-term vacation use by vessel owners.
- (8/10/04) ~~19-15.~~ Vehicle Ferry Service, (permitted as a special exception in Sub-areas C-3 and C-5, and in Planning Area A should such area come under the zoning jurisdiction of Calvert County) provided that the following conditions are met:
 - a. All required parking shall be located on site.
 - i. A minimum of 40 parking spaces shall be provided on-site and designated for pedestrian passengers.
 - ii. One parking space for every shore facility employee shall be provided.
 - iii. One parking space for every crew member of each ferry boat docked overnight shall be provided.
 - iv. Handicapped parking that meets the ADA requirements shall be provided on-site.
 - v. A minimum of three bus/large truck parking spaces shall be provided.
 - vi. Parking shall be provided for accessory facilities/businesses per Section 6-2 of the Calvert County Zoning Ordinance.

¹⁶ The requirements for co-location may apply to each phase of a development or to the entire site, at the developer's discretion.

- b. Landscaping and buffering per Section 6-4 of the Calvert County Zoning Ordinance shall be provided for all vehicle stacking and parking areas, outdoor storage and trash facilities, and non-compatible accessory uses.
- c. All on-site pedestrian and vehicular circulation shall adhere to Section 6-3 of the Calvert County Zoning Ordinance.
- d. All ferry boat vehicle stacking lanes shall be contained on-site.
 - i. The minimum vehicle stacking capacity provided on-site shall be equal to one-and-a-half times the maximum vehicle capacity of the largest ferry boat authorized to use the facility.
 - ii. The design of the ferry boat vehicle stacking lanes shall not conflict with the following:
 - Ingress and egress of pedestrian and vehicular traffic to and from the site;
 - Adjacent County or State roads or adjacent properties;
 - Disembarking pedestrian and vehicular traffic;
 - Emergency vehicle access to the ferry boat's vehicle loading ramp and all on-site parking.
- e. Public restroom facilities shall be provided on-site for ferry boat passengers;
- f. The vehicle ferry service is not located on Solomons Island proper that is south of the bridge connecting Solomons Island to the mainland.

(8/10/04)

- 20. ~~Other Commercial Businesses, Personal Services, Offices, Clinics, More Than 2,500 square feet, provided that the following conditions are met:~~
 - a. ~~The facility must be a minimum of 20,000 square feet.~~
 - b. ~~The facility must be located on a site of at least two-and-a-half acres, having access to a public road on at least two sides.~~
 - c. ~~Services shall be limited to physician's offices, diagnostic facilities, pharmacy, health education, and physical therapy.~~
 - d. ~~The property owner shall be responsible for all costs associated with road construction and geometric improvements to the intersection required at the time of site plan review.~~
 - e. ~~No additional facilities shall be constructed on the subject property now or in the future.~~

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