

**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**

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

**SOLOMONS TOWN CENTER**

USE #	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
1.	Animal Husbandry									C				C	C		C	C	C	C	C	C
2.	Aquaculture, Freshwater and Land-based																					
3.	Aquaculture, Marine/Estuarine																					
4.	Commercial Greenhouse, Retail												P	P	P	P	P	P	P		P	
5.	Commercial Greenhouse, Wholesale												P	P	P	P	P	P	P		P	
6.	Commercial Kennel, with indoor facilities only																					
7.	Commercial Kennel, with outdoor facilities																					
8.	Commercial or Non-Profit Stable or Horseback-Riding Club																					
9.	Commercial Raising of Dangerous or Wild Animals												S	S	S	S	S	S	S	S	S	S
10.	Commercial Raising of Fur-bearing Animals																					
11.	Farm									P			P	P	P	P	P	P	P	P	P	P
12.	Farm Brewery																					
13.	Farm Building									P			P	P	P	P	P	P	P	P	P	
14.	Farm Distillery																					
15.	Farm Stand												C			C	C	C	C		C	C
16.	Farm Winery																					
17.	Field Crops									P			P	P	P	P	P	P	P	P	P	P
18.	Forest Product Processing																					
19.	Garden Center or Farm Supply Store, Less than 2,500 square feet			P	P	P	P				C	P	P	S1		P	P	P			C	
20.	Garden Center or Farm Supply Store, More than 2,500 square feet and less than 25,000 square feet			S1	S1	P	P				C	S1	S1	S2		P	P	P				
21.	Garden Center or Farm Supply Store, More than 25,000 square feet and less than 75,000 square feet															P						
22.	Garden Center or Farm Supply Store, 75,000 square feet															C						
23.	Livestock Auction and/or Sales Barn																					
24.	Livestock Auction by a Non-Profit Organization or Farm Owner																					
25.	Nursery, Retail									P			P	P	P	P	P	P	P	P	P	P
26.	Nursery, Wholesale									P			P	P	P	P	P	P	P	P	P	P
27.	Tree Farming												P	P	P	P	P	P	P	P	P	
28.	Veterinary Hospital or Clinic, Livestock												P			P	P	P	P		P	
29.	Veterinary Hospital or Clinic, Small Animals and Household Pets												P			P	P	P	P		P	

**SOLOMONS TOWN CENTER**

USE #	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
1.	Apartment, Accessory	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker																					
3.	Apartment, Accessory over a Business																					
4.	Assisted Living Facility												P	P	P		P					P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	SC	SC	SC	SC	SC				SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC
7.	Boarding House		C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
8.	Dwelling, Attached: Duplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	P
9.	Dwelling, Attached: Fourplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	P
10.	Dwelling, Attached: Multi-family			SC	SC	SC						SC	SC	SC	SC		SC	SC		SC	SC	
11.	Dwelling, Attached: Townhouse			C	C	C				C	C	C	C	C	C		C	C	C	C	C	C
12.	Dwelling, Attached: Triplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	P
13.	Dwelling, Single Family Detached	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
14.	Group Home	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
15.	Liveaboards									C	C	C						C				
16.	Lodgers in Residence (no more than 3)	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P
17.	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
18.	Manufactured Home Community																					
19.	Manufactured Home, Farm																					
20.	Manufactured Home on Individual Lot																					
21.	Manufactured Home or Recreational Vehicle (Emergency)																					
22.	Manufactured Home For Resident Watchman/Caretaker																					
23.	Manufactured Home Subdivision																					
24.	Tenant House													C	C		C		C		C	
25.	Tenant Houses, Additional (no more than 2 additional)																					

**SOLOMONS TOWN CENTER**

<b>USE #</b>	<b>SOLOMONS TABLE OF LAND USES – COMMERCIAL RETAIL</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>C6</b>	<b>C7</b>	<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>D4</b>	<b>D5</b>	<b>E1</b>	<b>E2</b>	<b>E3</b>	<b>F1</b>	<b>F2</b>
1.	Agricultural Machinery, Service and/or Supplies												P			P	P					
2.	Antiques Sales		C	C	P	P	P	C		C	C	P	P	C	C	P	C	C	C	C	C	C
3.	Art Gallery, Less than 2,500 square feet			P	P	P	P				C	P	P	S1		P	P	P				C
4.	Art Gallery, More than 2,500 square feet and less than 25,00 square feet			S1	S1	P	P				C	S1	S1	S2		P	P	P				
5.	Art Gallery, More than 25,000 square feet and less than 75,000 square feet															P						
6.	Art Gallery, 75,000 s. f.															C						
7.	Artisans' and Crafters' Market					C						C	C			C	C					
8.	Auction Building															P	P					
9.	Boat Dealership			P	P						C	P	P			P	P	P				
10.	Farmers' Market					C						C	C			C	C					
11.	Flea Market by Non-profit Organization								P				P			P						
12.	Home Improvement Center less than 25,000 square feet													P		P	P					C
13.	Home Improvement Center, more than 25,000 square feet and less than 75,000 square feet															P						
14.	Home Improvement Center, 75,000 square feet															C						
15.	Manufactured Home Dealer																					
16.	Mobile Food Sales					C		C					C			C		C	C			
17.	Retail Commercial Building, Less than 2,500 square feet			P	P	P	P				C	P	P	S1		P	P	P				C
18.	Retail Commercial Building, More than 2,500 square feet and less than 25,000 square feet			S1	S1	P	P				C	S1	S1	S2		P	P	P				
19.	Retail Commercial Building, More than 25,000 square feet and less than 75,000 square feet															P						
20.	Retail Commercial Building, 75,000 s. f.															C						
21.	Retail Commercial Building with Drive-up Facility, Less than 2,500 square feet			P	P	P	P				C	P	P	S1		P	P	P				C
22.	Retail Commercial Building with Drive-up Facility, More than 2,500 square feet and less than 25,00 square feet			S1	S1	P	P				C	S1	S1	S2		P	P	P				
23.	Retail Commercial Building with Drive-up Facility, More than 25,000 square feet and less than 75,000 square feet															P						
24.	Retail Commercial Building with Drive-up Facility, 75,000 s. f.															C						
25.	Retail Commercial Sale or Display Area, Outdoor			C	C	C	C				C	C	C	C		C	C	C				
26.	Watermen's Market					C						C	C			C	C					

**SOLOMONS TOWN CENTER**

<b>USE #</b>	<b>3-2.07SOLOMONS TABLE OF LAND USES –BUSINESS &amp; PERSONAL SERVICES</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>C6</b>	<b>C7</b>	<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>D4</b>	<b>D5</b>	<b>E1</b>	<b>E2</b>	<b>E3</b>	<b>F1</b>	<b>F2</b>		
1.	Boat Service and/or Repair			S		S						P	P			P	P							
2.	Boat Storage, Commercial			C		C						C	C			C	C							
3.	Boatel			P	S	S				S1		P	P			P	P	P				P		
4.	Commercial Pier			P		P			P			P	P					P						
5.	Commercial Kitchen (not associated with an Eating Establishment)		P	P	P	P							P			P	P					S		
6.	Commercial Trade or Business School		P	P	P	P							P			P	P					S		
7.	Corporate Headquarters, less than 2,500 sq. ft.		S	P	P	P						P	P	P		P	P	P	P			P		
8.	Corporate Headquarters, more than 2,500 sq. ft.			S1	S1	S1						P	P			P	S1	S1	S1			S1	C	
9.	Crematorium			S1	S1	S1						P	P			P	S1	S1	S1			S1	C	
10.	Eating Establishment with Drive-up Facility					P	P					P	S			P	S	S						
11.	Eating Establishment without Drive-up Facility			P	P	P	P					P	P			P	P	P					P	
12.	Entertainment Business, Adult																							
13.	Flex Space Business																							
14.	Funeral Home			S1	S1	S1						P	P			P	S1	S1	S1			S1		
15.	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	
16.	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	
17.	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	
18.	Laundry, Industrial																							
19.	Laundry/Laundromat					P						P	P			P	P	P						
20.	Motel or Hotel			P	S	S				S1		P	P			P	P	P					P	
21.	Office, Non-Medical, Medical, or Personal Services, Clinics Less than 2,500 sq.ft.		S	P	P	P						P	P	P		P	P	P	P				P	
22.	Office, Non-Medical, Medical, or Personal Services, Clinics More than 2,500 sq. ft.			S1	S1	S1						P	P			P	S1	S1	S1				S1	C
23.	Office Support Services, including printing, copying, faxing, internetworking, etc., less than 2,500 sq. ft.		C	C	C	C						C	C	C		C	C	C	C				C	
24.	Tavern, Nightclub, Lounge, Dance Hall					SC	SC						SC			SC		SC						
25.	Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars					S																		

**SOLOMONS TOWN CENTER**

USE #	SOLOMONS TABLE OF LAND USES –RECREATION	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	Campground and/or Rec. Vehicle Camp																					
2.	Carnival, Fair or Circus – Temporary, Less than 5 Acres									SC			SC			SC	SC					SC
3.	Carnival, Fair or Circus – Temporary, More than 5 Acres									C			C			C	C					C
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall																					
5.	Convention Center									P			P			P	P	P				P
6.	Drive-in Theatre																					
7.	Golf Course																					
8.	Golf, Miniature												S			S		P				
9.	Indoor Commercial Amusements: Arcade, Pool Hall, Bingo												S			S		P				
10.	Indoor Commercial Amusements: Bowling, Skating Rink, Theatre												P			P		P				
11.	Indoor Commercial Amusements: Fitness Center					P				S		P	P	P		P	P	P				P
12.	Indoor Commercial Amusements: Studio, Commercial-Performing Arts					P							P			P	P	P				
13.	Indoor Commercial Amusements: Swimming Pool, Athletic Courts			S	S				P	S		P	P	P		P	P	P				P
14.	Marina with Fuel Dock & Repair Facilities			P					P			P	P					P	S			
15.	Marina or Yacht Club			C		C			C			C	C	C	C			C	C			
16.	Outdoor Recreation, such as: Swimming Pools, Athletic Courts			S	S	S				S1		S1	S1	S1		P	S1	S1				S1
17.	Retreat, Day									P			P			P	P	P				P
18.	Studio, Commercial					P							P			P	P	P				
19.	Target Range, Indoor																					
20.	Target Range, Outdoor																					

**SOLOMONS TOWN CENTER**

USE #	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
1.	Mini-Storage												S			S	S				S	
2.	Warehouse, Indoor												S			S	S					
3.	Warehouse, Outdoor																					
4.	Wholesale Lumber and/or Other Building Materials less than 25,000 square feet												P			P	P				C	
5.	Wholesale Lumber and/or Other Building Materials, more than 25,000 square feet and less than 75,000 square feet															P						
6.	Wholesale Lumber and/or Other Building Materials, 75,000 square feet															C						
7.	Wholesaling, Indoor Only												S			S	S					

**SOLOMONS TOWN CENTER**

USE #	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
1.	Automobile Filling Station												SC			SC	SC	SC				
2.	Automobile Filling Station with Convenience Store and/or Eating Establishment												SC			SC	SC	SC				
3.	Automobile Repair/Service Shop without fuel sales												SC			SC	SC	SC				
4.	Automobile Parking Lot/Garage as a Principal Use							P														
5.	Automobile Parts Dismantling and/or Storage																					
6.	Bus lot or garage												S			S	S2	S				
7.	Car Wash												S			S	S2	S				
8.	Commuter Parking Lot							P					P	P	P	P	P				P	
9.	Inoperative Vehicle, 1 per lot	P	P	P	P	P			P	P	P	P	P	P	P		P	P	P	P	P	P
10.	Inoperative Vehicles, 2 per lot																					
11.	Motor Vehicle Accessory Shop												C			C	C					
12.	Motor Vehicle Dealership - New or Used												S			S	S2					
13.	Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing												S			S	S2	S				
14.	Park-and-Sell Lot												S			S	S2					
15.	Parking of Commercial Motor Vehicles	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
16.	Storage of Motor Vehicles																					
17.	Truck, Bus and Diesel Service & Repair Shop																					
18.	Truck Terminal																					
19.	Vehicle Ferry Service							SC		SC												

**SOLOMONS TOWN CENTER**

<b>USE #</b>	<b>SOLOMONS TABLE OF LAND USES – INDUSTRIAL USES</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>C6</b>	<b>C7</b>	<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>D4</b>	<b>D5</b>	<b>E1</b>	<b>E2</b>	<b>E3</b>	<b>F1</b>	<b>F2</b>
1.	Agricultural/Seafood/Livestock Processing Plant																					
2.	Asphalt Plant																					
3.	Commercial Fuel Storage Business																					
4.	Commercial Recycling Facility																					
5.	Distillation of Alcohol as a Fuel, Commercial																					
6.	Distillation of Alcohol as a Fuel On a Farm for Farm Use Only																					
7.	Grain Elevator																					
8.	Kiln, Wood Drying																					
9.	Landfill, Land-Clearing Debris																					
10.	Landfill, Rubble																					
11.	Landfill, Sanitary																					
12.	Manufacturing and/or Assembly, Heavy																					
13.	Manufacturing and/or Assembly, Light, Less than 5,000 square feet																					
14.	Manufacturing and/or Assembly, Light, More than 5,000 square feet																					
15.	Manufacturing and/or Assembly, Watercraft, Commercial											S	S					S				
16.	Outdoor Storage in Connection with Commercial and/or Industrial Uses											P	C			C						
17.	Power Generating Facility, Accessory to a Residence or Business																					
18.	Power Generating Facility, Commercial																					
19.	Research & Development Facility, Environmental		C	C									C	SC	SC	SC	SC					C
20.	Research & Development Facility, Other												C	SC	SC	SC	SC					C
21.	Salvage and/or Junk Yard																					
22.	Sand, Gravel or Mineral Extraction and Processing																					
23.	Sand, Gravel or Mineral Extraction (No Processing)																					
24.	Sawmill, Commercial																					
25.	Sawmill, Portable																					
26.	Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business												S		S	S	S					S

**SOLOMONS TOWN CENTER**

<b>USE #</b>	<b>SOLOMONS TABLE OF LAND USES – INSTITUTIONAL USES</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>C6</b>	<b>C7</b>	<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>D4</b>	<b>D5</b>	<b>E1</b>	<b>E2</b>	<b>E3</b>	<b>F1</b>	<b>F2</b>
1.	College or University		P						S						S		S				S	
2.	Day Care Center, 3 Clients or Less	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3.	Day Care Center, 12 Clients or Less					P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.	Day Care Center, 13 or More Clients					S			S	S	S	S	S	S	S	S	S	S	S	S	S	
5.	Elementary or Secondary School																					
6.	Fire and/or Rescue Service												P			P	P					
7.	Hospital																					
8.	Library		P	P	S	P	S	P	S	S	S	S	P			P	P	P			P	
9.	Museum		P	P	S	P	S	P	S	S	S	S	P			P	P	P			P	
10.	Nursing or Convalescent Home												P	P	P		P				P	
11.	Place of Worship, Parish Hall, Convent, Monastery or Rectory		P		P	P			P	P	P		P	P	P	P	P	P	P		P	P
12.	Public or Governmental Building		P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	
13.	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	
14.	Public Utility Lines & Accessory Structures																					
15.	Solid Waste Collection Site																					
16.	Temporary Structure Incidental to Schools (classroom relocatable)																					
17.	Wastewater Treatment Facility																					
18.	Water Supply Treatment Facility																					

**SOLOMONS TOWN CENTER**

<b>USE #</b>	<b>SOLOMONS TABLE OF LAND USES – UNCLASSIFIED USES</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>C6</b>	<b>C7</b>	<b>D1</b>	<b>D2</b>	<b>D3</b>	<b>D4</b>	<b>D5</b>	<b>E1</b>	<b>E2</b>	<b>E3</b>	<b>F1</b>	<b>F2</b>
1.	Accessory Building or Use	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2.	Airport or Landing Field																					
3.	Cemetery or Memorial Garden										P											
4.	Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-3 OF THE CALVERT COUNTY ZONING ORDINANCE																				
5.	Dock, Pier, Private	P		P		P			P	P	P	P	P	P	P		P	P	P	P	P	P
6.	Garage Sale, Yard Sale or Estate Sale	C	C	C	C	C			C	C	C		C	C	C		C	C	C	C	C	C
7.	Heliport									S			S			S		S				
8.	Household Pets	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9.	Livestock Kept as Pets									C				C	C		C	C	C	C	C	C
10.	Model Home				C					C			C	C	C	C	C	C	C	C	C	
11.	Structure for the Keeping of Animals (on non-farm properties)	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12.	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
13.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)																					
14.	Temporary Recreational Vehicle at Construction site (for watchman)																					
15.	Unoccupied Recreational Vehicle																					
16.	Wild or Dangerous Animals Kept as Pets																					

### C. CONDITIONAL USES

The following are conditions imposed upon land uses indicated in the Table of Land Uses. 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 3-1 of the Calvert County Zoning Ordinance (CCZO) 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.

- Agricultural Use #1      Animal Husbandry – See CCZO for conditions.
- Agricultural Use #15     Farm Stand – See CCZO for conditions.
- Agricultural Use #19     Garden Center or Farm Supply Store, Less than 2,500 square feet, provided that the conditions for "Retail Commercial Building, Less than 2,500 square feet" are met.
- Agricultural Use #20     Garden Center or Farm Supply Store, More than 2,500 square feet and less than 25,000 square feet, provided that the conditions for "Retail Commercial Building, More than 2,500 square feet and less than 25,000 square feet" are met.
- Agricultural Use #22     Garden Center or Farm Supply Store, 75,000 square feet, provided that the conditions for "Retail Commercial Building, 75,000 square feet" are met.
- Residential Use #1        Apartment, Accessory – See CCZO for conditions.
- Residential Use #5        Bed & Breakfast Facility with up to 2 Bedrooms in Use – See CCZO for conditions.
- Residential Use #6        Bed & Breakfast Facility with 3 to 5 Bedrooms in Use – See CCZO for conditions.
- Residential Use #7        Boarding House, provided that the following conditions are met:
1. An owner lives on the premises, and
  2. the facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used, and
  3. no separate kitchens are provided, and
  4. adequate off-street parking is provided, and
  5. Fire Marshall and Health Department approvals are obtained, and
  6. an Occupancy Permit for such use is obtained.
- Residential Use #10       Dwelling, Attached: Multi-family, 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.
- Residential Use #11       Dwelling, Attached: 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.
- Residential Use #15       Liveaboards, provided that the following conditions are met:
1. 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.
  2. The slip limitations in a marina do not apply for weekend and short-term vacation use by vessel owners.
- Residential Use #17       Manufactured Home or Recreational Vehicle (Emergency) – See CCZO for conditions.
- Residential Use #24       Tenant House – See CCZO for conditions.
- Commercial Retail Use #2     Antiques Sales, provided that the following conditions are met:
1. All sales or display merchandise are inside an enclosed structure, and
  2. adequate off-street parking is available, but does not exceed four parking spaces, and
  3. signs indicating the business name do not exceed four square feet in size, and
  4. applicable State Licenses are obtained.

Commercial Retail Use #3	<u>Art Gallery, Less than 2,500 square feet</u> , provided that the conditions for "Retail Commercial Building, Less than 2,500 square feet" are met.
Commercial Retail Use #4	<u>Art Gallery, More than 2,500 square feet and less than 25,000 square feet</u> , provided that the conditions for "Retail Commercial Building, More than 2,500 square feet and less than 25,000 square feet" are met.
Commercial Retail Use #6	<u>Art Gallery, 75,000 s. f.</u> , provided that the conditions for "Retail Commercial Building, 75,000 square feet" are met.
Commercial Retail Use #7	<u>Artisans' and Crafters' Market</u> – See CCZO for conditions.
Commercial Retail Use #9	<u>Boat Dealership</u> , provided that it is a home occupation and no land display shall be permitted.
Commercial Retail Use #10	<u>Farmers' Market</u> – See CCZO for conditions.
Commercial Retail Use #12	<u>Home Improvement Center, less than 25,000 square feet</u> , provided that the following conditions are met: <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. That any outdoor storage of building materials or lumber be screened from adjacent properties and the road.</li> </ol>
Commercial Retail Use #14	<u>Home Improvement Center, 75,000 square feet in the D-4 Sub-area</u> , provided that the conditions for "Retail Commercial Retail Building, 75,000 square feet" are met.
Commercial Retail Use #16	<u>Mobile Food Sales</u> – See CCZO for conditions.
Commercial Retail Use #17	<u>Retail Commercial Building, Less than 2,500 square feet</u> , provided that the following conditions are met: <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. That no outdoor storage be allowed.</li> </ol>
Commercial Retail Use #18	<u>Retail Commercial Building, More than 2,500 square feet and less than 25,000 square feet</u> , provided that the business was in existence at the time of adoption of this Plan.
Commercial Retail Use #20	<u>Retail Commercial Building, 75,000 s. f.</u> , provided that the following conditions are met: <ol style="list-style-type: none"> <li>1. Building and Site Design <p>In addition to specific requirements of the Town Center Zoning Ordinance and Article 6 of the County Zoning Ordinance, the following provisions shall apply:</p> <ol style="list-style-type: none"> <li>a. 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.</li> <li>b. 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.</li> <li>c. 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).</li> </ol> </li> </ol>

2. 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.

3. Co-location<sup>1</sup>

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.

a. 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.

Commercial Retail Use #21	<u>Retail Commercial Building with Drive-up Facility, Less than 2,500 square feet</u> , provided that the conditions for "Retail Commercial Building, Less than 2,500 square feet" are met.
Commercial Retail Use #24	<u>Retail Commercial Building with Drive-up Facility, 75,000 s. f.</u> , provided that the conditions for "Retail Commercial Building, 75,000 square feet" are met.
Commercial Retail Use #25	<u>Retail Commercial Sale or Display Area, Outdoor</u> – See CCZO for conditions.
Commercial Retail Use #26	<u>Watermen's Market</u> – See CCZO for conditions.
Business & Personal Services Use #2	<u>Boat Storage, Commercial</u> , provided that no multi-level boat storage is permitted unless completely enclosed within a building.
Business & Personal Services Use #15	<u>Home Occupation- All Employed are Residents</u> – See CCZO for conditions.
Business & Personal Services Use #16	<u>Home Occupation - 1 Equivalent Full-time non-resident employee</u> – See CCZO for conditions.
Business & Personal Services Use #17	<u>Home Occupation - 2 Equivalent Full-time non-resident employees</u> – See CCZO for conditions.
Business & Personal Services Use #22	<u>Office, Non-Medical, Medical, or Personal Services, Clinics More than 2,500 sq. ft.</u> – See CCZO for conditions.

<sup>1</sup> The requirements for co-location may apply to each phase of a development or to the entire site, at the developer's discretion.

- Business & Personal Services Use #23 Office Support Services, including printing, copying, faxing, internetworking, etc., less than 2,500 sq. ft. – See CCZO for conditions.
- Business & Personal Services Use #24 Tavern, Nightclub, Lounge, Dance Hall, provided that the following conditions are met:
1. There are adequate safeguards to protect against noise levels that would exceed State standards, and
  2. new open-air facilities in the Town Center are limited to the C-1 sub-area.
- Recreation Use #2 Carnival, Fair or Circus – Temporary, Less than 5 Acres – See CCZO for conditions.
- Recreation Use #3 Carnival, Fair or Circus – Temporary, More than 5 Acres – See CCZO for conditions.
- Recreation Use #15 Marina or Yacht Club, provided that no fuel dock or repair facilities shall be permitted.
- Commercial Wholesale Use #4 Wholesale Lumber and/or Other Building Materials less than 25,000 square feet, provided that the conditions for "Retail Commercial Building, Less than 25,000 square feet" are met.
- Commercial Wholesale Use #6 Wholesale Lumber and/or Other Building Materials, 75,000 square feet, provided that the conditions for "Retail Commercial Building, 75,000 square feet" are met.
- Motor Vehicle Use #1 Automobile Filling Station
1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, and
  2. fuel pumps and service bays are located to the rear of the building, and
  3. no structure or building is erected within 150 feet of any dwelling (neither setback may be reduced), and
  4. no new service bay openings shall face a right-of-way, and
  5. no more than 5 inoperative vehicles and/or junk cars are allowed, except for those that are completely screened from adjoining properties and rights-of-way per Section 6-4.05 of the Calvert County Zoning Ordinance, and
  6. junk vehicles shall be removed after 30 days, and
  7. the provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year of adoption of this Ordinance for existing development.
- Motor Vehicle Use #2 Automobile Filling Station with Convenience Store and/or Eating Establishment, provided that the conditions for "Automobile Filling Station" are met.
- Motor Vehicle Use #3 Automobile Repair/Service Shop without fuel sales – See CCZO for conditions.
- Motor Vehicle Use #11 Motor Vehicle Accessory Shop – See CCZO for conditions.
- Motor Vehicle Use #15 Parking of Commercial Motor Vehicles – See CCZO for conditions.
- Motor Vehicle Use #19 Vehicle Ferry Service, provided that the following conditions are met:
1. All required parking shall be located on site.
    - a. A minimum of 40 parking spaces shall be provided on-site and designated for pedestrian passengers.
    - b. One parking space for every shore facility employee shall be provided.
    - c. One parking space for every crew member of each ferry boat docked overnight shall be provided.
    - d. Handicapped parking that meets the ADA requirements shall be provided on-site.
    - e. A minimum of three bus/large truck parking spaces shall be provided.
    - f. Parking shall be provided for accessory facilities/businesses per Section 6-2 of the Calvert County Zoning Ordinance.
  2. 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.

3. All on-site pedestrian and vehicular circulation shall adhere to Section 6-3 of the Calvert County Zoning Ordinance.
4. All ferry boat vehicle stacking lanes shall be contained on-site.
  - a. 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.
  - b. The design of the ferry boat vehicle stacking lanes shall not conflict with the following:
    - c. Ingress and egress of pedestrian and vehicular traffic to and from the site;
    - d. Adjacent County or State roads or adjacent properties;
    - e. Disembarking pedestrian and vehicular traffic;
    - f. Emergency vehicle access to the ferry boat's vehicle loading ramp and all on-site parking.
5. Public restroom facilities shall be provided on-site for ferry boat passengers;
6. The vehicle ferry service is not located on Solomons Island proper that is south of the bridge connecting Solomons Island to the mainland.

- |                      |                                                                                                                                                                                        |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Industrial Use #16   | <u>Outdoor Storage in Connection with Commercial and/or Industrial Uses</u> , provided that the material and/or equipment stored is not visible from adjoining properties or the road. |
| Industrial Use #19   | <u>Research &amp; Development Facility, Environmental</u> , provided that no research or development involving the use of hazardous wastes is conducted on the premises.               |
| Industrial Use #20   | <u>Research &amp; Development Facility, Other</u> , provided that no research or development involving the use of hazardous wastes is conducted on the premises.                       |
| Unclassified Use #6  | <u>Garage Sale, Yard Sale or Estate Sale</u> – See CCZO for conditions.                                                                                                                |
| Unclassified Use #9  | <u>Livestock Kept as Pets</u> – See CCZO for conditions.                                                                                                                               |
| Unclassified Use #10 | <u>Model Home</u> – See CCZO for conditions.                                                                                                                                           |
| Unclassified Use #12 | <u>Temporary Structure Incidental to Construction (non-residential)</u> – See CCZO for conditions.                                                                                     |