

# Solomons Town Center Zoning Ordinance

Public Forum

March 10, 2009

# Plan Objectives

- 1. Treat the entire Solomons Town Center as an economic, environmental, and aesthetic whole, except for the Solomons Annex of NAS PAX River (Planning Area A).**
- 2. Recognize and provide for all the water-based activities of Solomons, including but not limited to, commercial and recreational boating, crabbing and fishing, and public access to the water.**
- 3. Support and enhance a mix of uses in the Solomons Island Village Core that are family-friendly, encourage year round activity, and are visually compatible with Solomons architectural heritage that makes it a distinctive destination.**
- 4. Protect and enhance established residential areas.**
- 5. Encourage commercial development that is compatible with the environmental, cultural, historical, and aesthetic character of Solomons.**
- 6. Promote a broad mix of commercial, office, residential, public and institutional uses within the Solomons Town Center.**
- 7. Protect the environment.**
- 8. Promote a balanced, complete transportation system to enhance mobility.**

# Objective #1

1. Treat the entire Solomons Town Center as an economic, environmental, and aesthetic whole, except for the Solomons Annex of NAS PAX River (Planning Area A).
  - a) Our economic strategy features our fishing & boating heritage and tourism assets throughout the entire Town Center
  - b) Environmental regulations are intended to protect our water resources
  - c) Architectural review standards continue to be proposed throughout the town center



# Objective # 2



2. Recognize and provide for all the water-based activities of Solomons, including but not limited to, commercial and recreational boating, crabbing and fishing, and public access to the water.
  - a) **Zoning Ordinance and map amendments identify additional marine commercial (C7 lands) and identify uses most suitable to meet this objective.**
  - b) **Environmental regulations in Article 8 and in the Water Resources Element will help to maintain water quality in the harbor.**

# Objective #3

3. Support and enhance a mix of uses in the Solomons Island Village Core that are family-friendly, encourage year round activity, and are visually compatible with Solomons architectural heritage that makes it a distinctive destination.
  - a) **Incentives for retail and restaurant uses are developed for the C1 area.**
  - b) **More water-oriented and ecotourism land uses are added to the Ordinance**
  - c) **New design standards and building sizes in the Village Core help to maintain the architectural heritage of the town.**



# Objective #4

4. Protect and enhance established residential areas.

a) The Ordinance more clearly codifies which areas are established residential areas.

b) The revised use tables reflect the intentions called for in the plan.



# Objective #5

5. Encourage commercial development that is compatible with the environmental, cultural, historical, and aesthetic character of Solomons.

a) A new Form-based Code is proposed for the Village Core.

b) The land use tables are fine-tuned.



Recognizes the importance of the street and public spaces in creating attractive mixed use development

# Objective #6

6. Promote a broad mix of commercial, office, residential, public and institutional uses within the Solomons Town Center.
  - a) **The land use tables permit a broad mix of uses, particularly in the mixed use zones.**
  - b) **Some land uses may adversely impact neighboring properties if they create excessive noise, or odor or if they are visually incompatible due to size or appearance. The regulations allow for a mix of uses while addressing impacts.**

# Objective #7



7. Protect the environment.
  - a) Tree canopy regulations are proposed.
  - b) Critical Area Regulations must be met.

Note: other actions are being taken to protect the environment other than the Ordinance. They are reflected in the proposed Water Resources Element of the Comprehensive Plan.

# Objective #8

8. Promote a balanced, complete transportation system to enhance mobility.
  - a) The regulations require sidewalks as properties develop into new residential and commercial developments.

Note: other actions are being taken to improve the transportation system other than the Ordinance. They are reflected in the Capital Improvement Program.

# Set 1 Changes (summary)

- a. Map change to include all of Marine Museum property in C3
- b. Convention Center allowed in B4
- c. Marine-related Industrial in C7
- d. Secondary access in C6 for businesses fronting on S. Solomons Island Road

# a. Map Change

- The C3 subarea includes many public uses. The Marine Museum is located with C3 and is asking that the boundaries be corrected.



Map Amendment #9  
Include all Marine Museum Properties in the C3 Sub-area

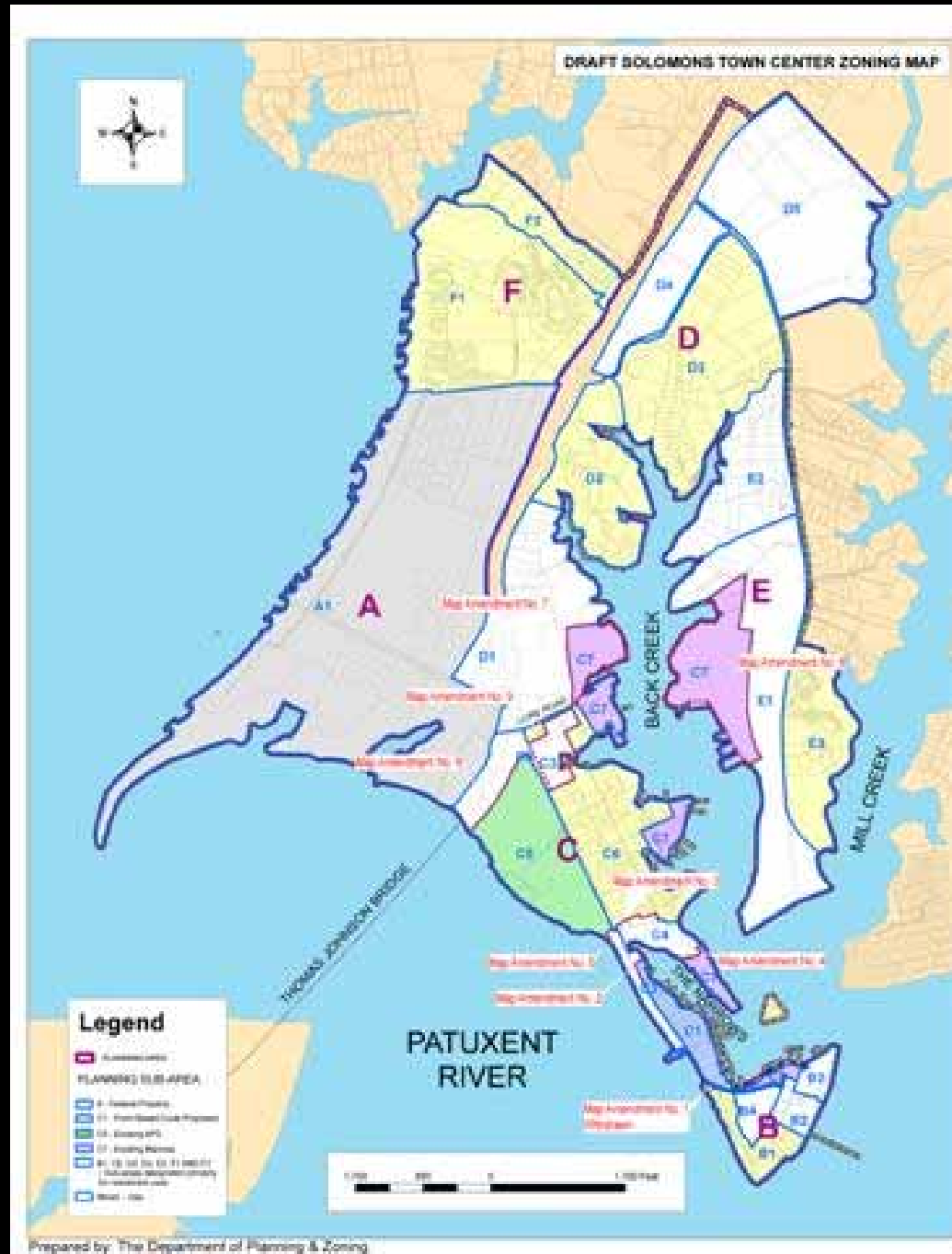
## b. B4 – Convention Center?

- Master Plan says that the B4 area is designated for mixed commercial/residential use . . . it is important to buffer this residential area from commercial incursion through the use of setbacks, fencing and screening.
- Require commercial uses to provide a buffer . . . so that residences will be buffered from commercial uses and the development impact will be reduced.



## c. Uses in C7- Marinas

- Added seafood processing plant
- Change Manufacturing and Assembly of “Marine-Related”, instead of “Watercraft”
- Added Research and Development Facilities



d. access to a business in C6

- Deleted the requirement that any commercial uses allowed in the C6 area have direct access onto S. Solomons Is. Road. (for properties with access to side streets)

