

D. SPECIAL DEVELOPMENT REQUIREMENTS

There are certain general development requirements that apply to new development or substantial rehabilitation projects that occur on land within the Solomons Town Center.

The purpose of these general development requirements are:

- To encourage new attractive residential and commercial development to occur within the Solomons Town Center.
- To provide for efficient use of land, environmental safeguards, and high quality site design through the use of flexible development controls.

Based on these objectives, the following are special development requirements that apply in the Solomons Town Center:

1. ~~Lot Area, Lot Width & Setback Requirements for Residential Development~~ (deleted 4/20/99)

(04/20/99)
(12/02/03)

2. Density, Lot Area, Lot Width & Setback Requirements for Commercial Development and for Residential Development

(04/25/00)

a. Minimum Lot Area and Maximum Density¹

There is no minimum lot area or maximum density for commercial use. The maximum density for residential uses shall average no more than one unit per acre unless Transferable Development Rights (TDRs) are purchased. The Solomons Town Center is designated as a Transfer Zone as per the requirements of the Calvert County Zoning Ordinance. The purchase of five TDRs is required for each dwelling unit over one (1.0) dwelling unit per acre². A maximum of seven (7.0) dwelling units per acre is permitted with the purchase of TDRs. In no case may the number of dwelling units per acre exceed seven. For development to occur, all lots must meet the definition of a "buildable lot" as defined in the Zoning Ordinance.

(04/25/00)
(05/01/06)

b. Exception for Affordable Housing

Affordable housing projects sponsored by a bona fide affordable housing agency may apply to the Board of County Commissioners for a waiver of the requirement to purchase 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, the proposed development is consistent with the provision related to residential development listed in the Solomons Master Plan, and the proposed development meets all other requirements in this Ordinance.

¹ Section 8-1.03.D of the Calvert County Zoning Ordinance restricts the maximum density within the Limited Development Area (LDA) of the Critical Area to no more than four units per acre.

² The use of Transferable Development Rights (TDRs) shall not be required for age-restricted housing developments that comply with Section 5-5 of the Calvert County Zoning Ordinance and which are properly submitted prior to July 1, 2006.

(5/18/04)

- c. The minimum lot width requirements for single-family detached developments in all Sub-areas except E-1 and E-3 is 75'. The lot width requirements in the E-1 and E-3 Sub-areas may be reduced below 75' if the following condition is met:

Two off-street parking spaces shall be provided for each dwelling unit. In addition, a minimum of an additional 15 percent of the total number of spaces provided for the single-family detached dwelling units shall be provided for guests and overflow parking. Such parking shall either be provided as on-street parking or a separate parking area within easy walking distance of the majority of the dwelling units within the development.

(1/16/04)
(5/18/04)

- d. Minimum Depth of Front Yard

In Planning Areas B and C, the minimum depth of the front yard is 10 feet from the right-of-way. Otherwise, the minimum depth of the front yard is 100 feet from Minor Arterial roads (Route 2/4); 50 feet from Collector Roads (Dowell Road and future access roads for Route 2/4); and 15 feet from all other roads including Route 2 south of the Governor Thomas Johnson Memorial Bridge.

(1/16/04)
(5/18/04)

- e. Minimum Width of Each Rear and Side Yard

The minimum width of each rear and side yard is as follows (see Article VIII for Waterfront Development Standards):

- (1) Between residential and commercial uses - 50 feet from adjoining parcels.
- (2) Between commercial uses - 30 feet from adjoining parcels. This may be reduced:
 - (a) to 5 feet if:
 - emergency vehicle access and maintenance are addressed.
 - approval is given by the Fire Marshal,
 - the adjoining property has a compatible use, and
 - (b) to zero if the above three conditions are met and
 - permission is received from the adjoining property owner.

(1/16/04)
(5/18/04)

TABLE 2. SETBACK AND LOT WIDTH REQUIREMENTS

USE	PLANNING AREA	SETBACKS & LOT WIDTH			
		FRONT	SIDE	REAR	LOT WIDTH
Residential next to Residential	A, B, C, D, E-2, & F	100' from minor arterial; 50' from collector roads; 15' from others	6'	20'	75'
Residential next to Residential	E-1 & E-3	100' from minor arterial; 50' from collector roads; 15' from others	6'	20'	May be reduced if conditions of Section D.2.c are met.
Public Buildings, Non-profit Clubs & Institutions	All	100' from minor arterial; 50' from collector roads; 15' from others	6'	20'	75'
Residential next to Commercial	B & C	10'	50'	50'	75'
	D, E, & F	100' from minor arterial; 50' from collector roads; 15' from others	50'	50'	75'
Commercial next to Residential	B & C	10'	50'	50'	No Minimum Width
	D, E, & F	100' from minor arterial; 50' from collector roads; 15' from others	50'	50'	No Minimum Width
Commercial next to Commercial	B & C3, C4, C5, C6, & C7	10'	30 ¹	30 ¹	No Minimum Width
Commercial next to Commercial	D, E, & F	100' from minor arterial; 50' from collector roads; 15' from all other roads	30 ¹	30 ¹	No Minimum Width
	C1	10'	30 ²	30 ²	No Minimum Width
	C2	10'	0'	0'	No Minimum Width

¹ May be reduced to 5' if: (a) emergency vehicle access and maintenance are addressed; (b) approval is given by the Fire Marshal; and (c) the adjoining property has a compatible use. May be reduced to 0' if the above three conditions are met and permission is received from the adjoining property owner.

² May be reduced to 5' from adjoining parcels if: (a) emergency vehicle access and maintenance are addressed and (b) approval is given by the Fire Marshal. This may be reduced to 0' if the above two conditions are met and permission is received from the adjoining property owner.

(05/01/06)

3. Lot Area, Lot Width & Setback Requirements for Industrial Development

The provisions of Section 6-2 in the Calvert County Zoning Ordinance apply.

4. Height

- a. In Planning Areas B and C, height of structures is limited to 2 stories plus a habitable roof, with a 6/12 to 12/12 pitch, but not to exceed 36 feet.
- b. In Planning Areas D, E, and F height of structures is limited to 3 stories plus a habitable roof, but not to exceed 50 feet.

(12/4/01)

- c. Steeples, flag poles, masts, transmission line poles and towers, water tanks, monuments and similar structures are exempt from the height restrictions unless used for the purpose of camouflaging or concealing wireless communications facilities such as towers or antennas. Such structures shall be subject to the requirements of Section 3-4 of the Calvert County Zoning Ordinance.

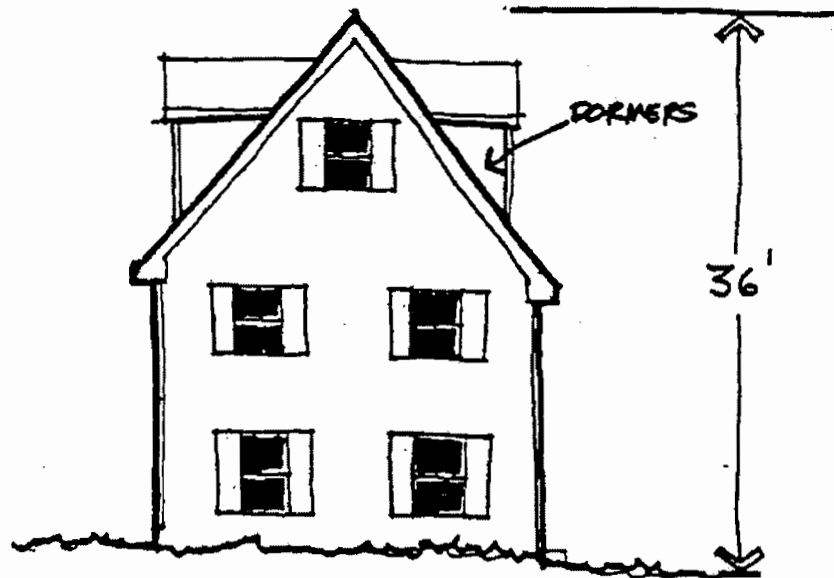


Table 3: Height Regulations		
Planning Area	Number of stories + habitable roof	Number of feet
B,C	2	36 feet
D, E, F	3	50 feet

(05/01/06)

5. Signs

The provisions of Section 6-8 in the Calvert County Zoning Ordinance apply except for Section 6-8.06.A. No portable signs shall be permitted within the Solomons Town Center upon the adoption of this Ordinance.

In addition, no advertising vehicle or watercraft which acts as a billboard shall be allowed.

For purposes of this ordinance, signs attached to a vehicle or watercraft which advertise its principal trade or business shall not be considered billboards.

(02/27/92)
(10/21/94)
(06/02/98)
(05/01/06)

6. Parking and Loading Requirements

a. The provisions of Sections 5-1.12 (Residential) and 6-3 (Non-Residential) of the Calvert County Zoning Ordinance shall apply to all Sub-areas except that in Sub-area C-1, the following provisions shall apply:

- (1) Each lot within the C-1 Sub-area shall receive a credit of one parking space for every four hundred (400) square feet of total lot area.
- (2) One parking space for every 250 square feet of eligible building area shall be required for all commercial office, retail, and restaurant uses. The parking requirements for all other uses shall be in accordance with Section 6-3.01 and Table 6-2 of the Calvert County Zoning Ordinance.
- (3) No building footprint including garage, shed, deck, or other outbuilding shall cover more than 50% of the total lot area. This limitation shall not apply to parking lots, driveways, walks, etc.
- (4) Tour or excursion boats serving food or drink shall comply with the parking requirements for restaurants contained in Table 6-2 of the Calvert County Zoning Ordinance.
- (5) There shall be a review and report by the Planning and Zoning Department every eighteen (18) months after adoption of this amendment to assure that the desired economic development objectives are being met.

(10/28/03)

7. Marine Facilities Regulations

The provisions of Article 9 in the Calvert County Zoning Ordinance apply to marine facilities development. An upgrading of all marine facilities to meet State requirements for bath facilities is required. Marinas having liveaboards shall have bath facilities open year-around. All community or condominium slips in a residential development shall be required to have ½ a parking space per slip.

8. Site Plan Review

(05/01/06)

The Site Plan Review shall be accomplished in accordance with Articles 4 and 6 of the Calvert County Zoning Ordinance.

9. Outdoor Bars, Restaurants and Entertainment

Noise levels shall not exceed State standards. The County Commissioners should adopt a County ordinance prohibiting all outdoor music and entertainment after twelve midnight.