

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.