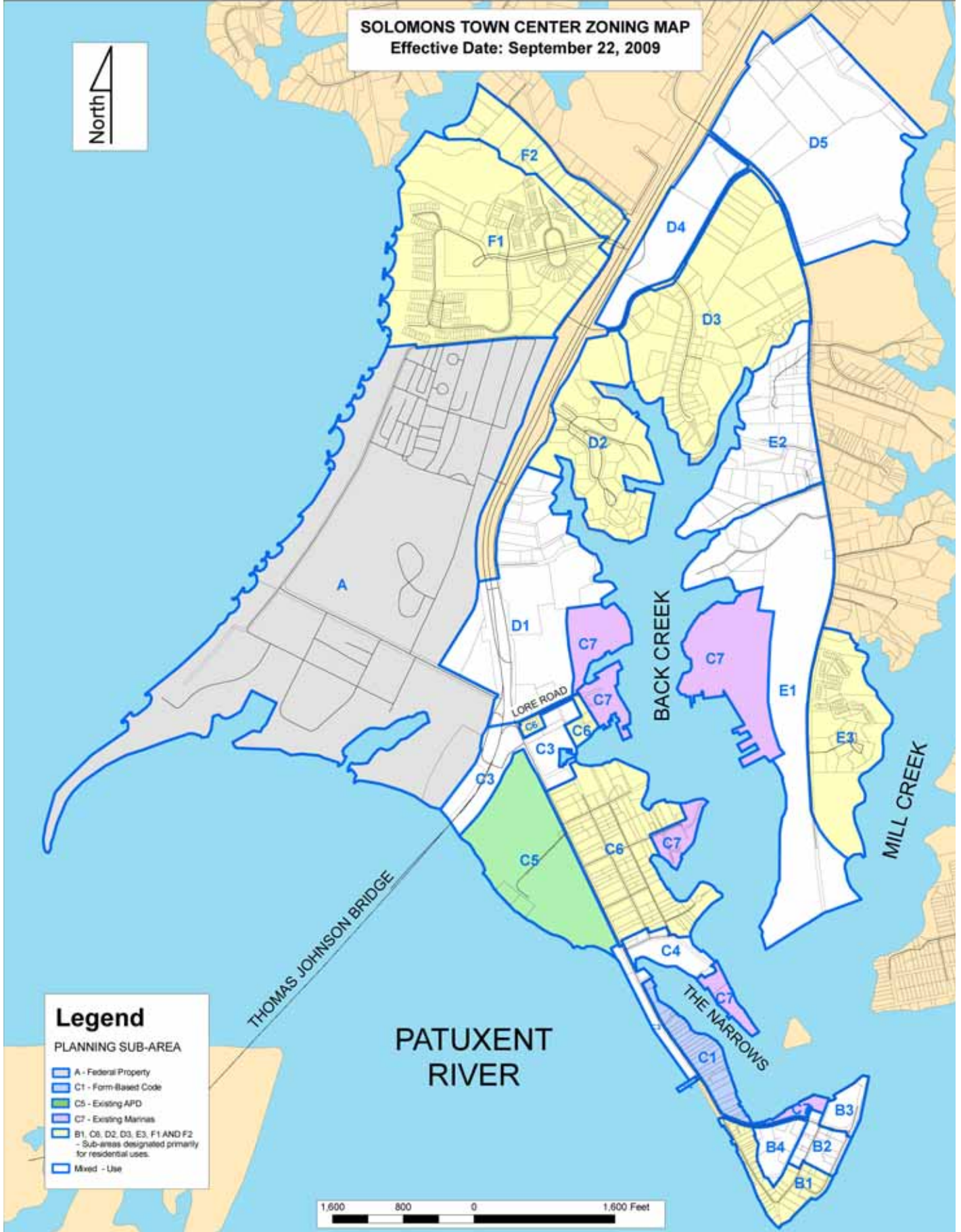


**SOLOMONS TOWN CENTER ZONING MAP**  
 Effective Date: September 22, 2009



**Legend**

PLANNING SUB-AREA

- A - Federal Property
- C1 - Form-Based Code
- C2 - Existing APD
- C7 - Existing Marinas
- B1, C2, D2, D3, E3, F1 AND F2 - Sub-areas designated primarily for residential uses.
- Mixed - Use



**KEY TO LAND USE CHARTS:**

	A blank indicates the use is not permitted	S	Permitted Use subject to special exception from the Board of Appeals
P	Permitted Use	SC	Permitted use subject to special exception if it meets conditions
C	Permitted Use if it meets certain conditions	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.
*	In the C5 Sub-area only: Use only allowed if APD is lifted and conditions, if any, are met.	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.

B1, C6, D2, D3, E3, F1, F2	Sub-areas designated primarily for residential uses. Note: In addition to residential uses, small-scale commercial & wet boat storage should be permitted in D2, D3 & E2.
C1	Form-Based Code Proposed. See Section 6-12.07 for permitted uses.
C5	Existing APD.
C7	Existing Marinas.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – AGRITOURISM, ECOTOURISM, AND HERITAGE TOURISM USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE		
		B1	B2	B3	B4	C1 <sup>1</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2	
1.	Agritourism Enterprise									C													
2.	Campground, Farm									C													
3.	Canoe or Kayak Launching Site, Commercial		C	C			C	C	C	C		C				C	C		C				
4.	Commercial Kitchen, Farm									C													
5.	Ecotourism Enterprise									P		P				P							
6a.	Farm Support Business, Less than 5,000 square feet									C													
6b.	Farm Support Business, More than 5,000 square feet									SC													
7.	Heritage Trail Displays		C	C	C		C	C	C	C		C	C		C	C	C				C		
8.	Hunting Service									C													
9.	Public Events/Public Assemblies on Farmland									SC													
10.	Rental Facilities on Farms									C													
11.	Sports Practice Fields on a Farm									C													

<sup>1</sup> For Agritourism, Eco-tourism, and Heritage Tourism Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – AGRICULTURAL USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>2</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	Animal Husbandry								P													
2a.	Aquaculture, Freshwater and Land-based								C		C											
2b.	Aquaculture, Marine/Estuarine		C	C					C		C											
3a.	Commercial Greenhouse, Retail								C			P			P	P	P					
3b.	Commercial Greenhouse, Wholesale								C			P			P	P	P					
4a.	Commercial Kennel, with Indoor Facilities Only								C			C			C	C	C	C				
4b.	Commercial Kennel, with Outdoor Facilities								C													
5.	Commercial or Non-Profit Stable or Horseback-Riding Club								C													
6a.	Commercial Raising of Animals, Dangerous or Wild																					
6b.	Commercial Raising of Animals, Fur-bearing																					
7a.	Farm								P			P	P	P	P	P	P	P	P	P	P	P
7b.	Farm Brewery								C													
7c.	Farm Building								P			P	P	P	P	P	P	P	P	P	P	P
7d.	Farm Distillery								C													
7e.	Farm Stand								C			C			C	C	C	C			C	C
7f.	Farm, Tree								P			P			P	P						
7g.	Farm Winery								C													
8.	Field Crops								P			P	P	P	P	P	P	P	P	P	P	P
9.	Forest Product Processing																					
10.	Garden Center or Farm Supply Store				C		C					C			C	C	C					
11a.	Livestock Auction and/or Sales Barn, Commercial								S													
11b.	Livestock Auction by a Non-Profit Organization or Farm Owner								C													
12a.	Nursery, Retail								C			P			P	P						
12b.	Nursery, Wholesale								C			P			P	P						
13a.	Veterinary Hospital or Clinic, Livestock								P													
13b.	Veterinary Hospital or Clinic, Small Animals and Household Pets											P			P	P	P					

<sup>2</sup> Agricultural Uses are not permitted in the C1 Sub-area.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – RESIDENTIAL USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>3</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1a.	Apartment, Accessory to a Residence	C	C	C	C		C		C	C	C	C	C	C	C	C	C	C	C	C	C	C
1b.	Apartment, in a Mixed Use Building			C	C							C	C			C	C	C	C			
2.	Assisted Living Facility													P	P		P		P		P	
3.	Bed & Breakfast Facility with up to 5 Bedrooms in Use	C	C	C	C				C	C	C	C		C	C			C	C	C	C	C
4a.	Boarding House or Dormitory (more than 3 Lodgers)	C	C	C	C				C	C*	C	C		C	C			C	C	C	C	C
4b.	Boarding House or Dormitory (no more than 3 Lodgers)	P	P	P	P					P*	P	P	P	P	P	P	P	P	P	P	P	P
5a.	Dwelling, Attached: Duplex			C	C					C*		C		C	C			C	C	C	C	
5b.	Dwelling, Attached: Fourplex			C	C					C*		C		C	C			C	C	C	C	
5c.	Dwelling, Attached: Multi-Family			C	C							C		C	C			C		C	C	
5d.	Dwelling, Attached: Townhouse			C	C					C*		C		C	C			C	C	C	C	
5e.	Dwelling, Attached: Triplex			C	C					C*		C		C	C			C	C	C	C	
5f.	Dwelling, Detached: Single-Family	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C	C
6.	Group Home	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C	C
7.	Liveaboards											C						C				
8a.	Manufactured Home Community																					
8b.	Manufactured Home, Farm									C												
8c.	Manufactured Home on Individual Lot																					
8d.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C	C
8e.	Manufactured Home Subdivision																					
9a.	Tenant House									C												
9b.	Tenant Houses, Additional (no more than 2 additional)																					

<sup>3</sup> For Residential Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – COMMERCIAL RETAIL USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>4</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	Agricultural Machinery, Service and/or Supplies											P			P	P						
2.	Antiques Sales		C		C		P	C		C*	C	C	C			C	C	C	C			
3.	Art Gallery		C		C		C	C				C			C	C	C	C				
4.	Auction Building														C	C						
5.	Boat Dealership			P	P							P	P			P	P	P				
6.	Home Improvement Center											C			C	C						
7.	Manufactured Home Dealer																					
8a.	Market, Artisans' and Crafters'		C		C		C	C			C	C	C			C	C	C	C			
8b.	Market, Farmers'		C		C		C	C				C			C	C	C	C				
8c.	Market, Flea (by Non-profit Organization)				P				P			P			P							
8d.	Market, Watermen's		C	C	C		C	C			C	C	C			C	C	C	C			
9.	Mobile Food Sales				C							C			C		C	C				
10a.	Retail Commercial Building			C	C		C	C				C	C			C	C	C	C			
10b.	Retail Commercial Building with Drive-up Facility											C			C	C						
11.	Retail Commercial Sale or Display Area, Outdoor			C	C		C					C	C			C	C					

<sup>4</sup> For Commercial Retail Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

USE #	3-2.07SOLOMONS TABLE OF LAND USES – BUSINESS & PERSONAL SERVICES USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>5</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	Boat Service and/or Repair			P							P	P			P	P						
2.	Boat Storage, Commercial			C					C		C	C			C	C						
3.	Boatel			P					S1*		P	P			P	P	P				P	
4.	Commercial Kitchen (not associated with an Eating Establishment)		C	C	C						C	C			C	C	C	C				
5.	Commercial Pier			P				C			P	P					P					
6.	Commercial Trade or Business School		P	P	P						P	P			P	P						
7a.	Corporate Headquarters, less than 2,500 sq. ft.		P	P	P						P	P			P	P	P	P				
7b.	Corporate Headquarters, more than 2,500 sq. ft.			S1	S1						P	P			P	S1	S1	S1				
8.	Crematorium											P			P	S1	S1					
9.	Drive-up Facility, Accessory											P			P	P						
10a.	Eating Establishment with No Outdoor Patron Area			P	P		P	C			P	P			P	P	P					
10b.	Eating Establishment with Outdoor Patron Area						C				C	C			C	C	C					
11.	Entertainment Business, Adult																					
12.	Flex Space Business																					
13.	Funeral Home											P			P	S1	S1					
14.	Home Occupation	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C	
15a.	Laundry, Industrial																					
15b.	Laundry/Laundromat		P	P	P						P	P			P	P	P					
16.	Motel or Hotel		S	S	P					S1*		P	P		P	P	P					
17a.	Nightclub, Lounge											SC			SC		SC					
17b.	Nightclub or Lounge with Outdoor Patron Area										C	C			C	C	SC					
18a.	Office, Non-Medical, Medical, Clinic Less than 2,500 sq.ft.		P	P	P			C			C	P	P		P	P	P	P			P	
18b.	Office, Non-Medical, Medical, Clinic More than 2,500 sq. ft.		P	S1	S1							C	P		P	S1	S1	S1			S1	
19.	Office Support Services, including printing, copying, faxing, internetworking, etc., less than 2,500 sq. ft.		P	P	P							P			P	P		P				
20a.	Personal Services, Less than 2,500 sq.ft.		P	P	P			C			C	P	P		P	P	P	P			P	
20b.	Personal Services, More than 2,500 sq. ft.		P	S1	S1							C	P		P	S1	S1	S1			S1	
21a.	Tavern, Bar						P					C	C		C	C	SC					
21b.	Tavern or Bar with Outdoor Patron Area						P					C	C		C	C	SC					

<sup>5</sup> For Business and Personal Services Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – RECREATION USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE		
		B1	B2	B3	B4	C1 <sup>6</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2	
1.	Campground and/or Recreational Vehicle Camp, Non-Farm																						
2a.	Carnival, Fair or Circus – Temporary, on Less than 5 Acres												SC			SC	SC						
2b.	Carnival, Fair or Circus – Temporary, on More than 5 Acres												C			C	C						
3.	Commercial or Non-Profit Meeting Hall, Banquet Hall		S	S	P		P					S	P			P	P	P					
4.	Convention Center								P*				P			P	P	P					
5.	Drive-in Theatre																						
6a.	Golf Course																						
6b.	Golf, Miniature												S			S		P					
7.	Marina			P								P	P					P	S				
8a.	Recreation Facility, Indoor Commercial: Arcade, Bingo, Pool Hall												S			S		P					
8b.	Recreation Facility, Indoor Commercial: Bowling, Skating Rink, Movie Theatre												P			P		P					
8c.	Recreation Facility, Indoor Commercial: Fitness Center				P				S*			P	P	P		P	P	P					
8d.	Recreation Facility, Indoor Commercial: Studio		C	C	C								C			C	C	C					
8e.	Recreation Facility, Indoor Commercial: Studio, Performing Arts		S	S	S								P			P	P	P					
8f.	Recreation Facility, Indoor Commercial: Swimming Pool, Athletic Courts, etc.			S	S				S*			P	P	P		P	P	P					
9.	Recreation Facility, Outdoor Commercial: Swimming Pools, Athletic Courts, etc.			P	S				S1*		S1	S1	S1	S1		S1	S1	S1					
10.	Retreat, Day								C				P			P	P	P					
11a.	Target Range, Indoor																						
11b.	Target Range, Outdoor																						

<sup>6</sup> For Recreation Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – COMMERCIAL WHOLESALE USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>7</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	Mini-Storage												S			S	S					
2a.	Warehouse, Indoor												S			S	S					
2b.	Warehouse, Outdoor																					
3.	Wholesale Lumber and/or Other Building Materials												C			C	C					
4.	Wholesaling, Indoor Only												S			S	S					

USE #	3-2.07SOLOMONS TABLE OF LAND USES – MOTOR VEHICLE & RELATED SERVICE USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>8</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1a.	Automobile Filling Station												SC			SC	SC					
1b.	Automobile Filling Station with Convenience Store and/or Eating Establishment												SC			SC	SC					
2.	Automobile Parking Lot/Garage as a Principal Use							P														
3.	Automobile Parts Dismantling and/or Storage																					
4.	Automobile Repair/Service Shop without fuel sales												SC			SC	SC					
5.	Bus lot or garage												S			S	S2					
6.	Car Wash												S			S	S2					
7.	Commuter Parking Lot							P					P			P	P					
8a.	Inoperative Motor Vehicle, 1 per lot	P	P	P	P	P			P	P	P	P	P	P	P		P	P	P	P	P	P
8b.	Inoperative Motor Vehicles, 2 per lot																					
9.	Motor Vehicle Accessory Shop												C			C	C					
10.	Motor Vehicle Dealership - New or Used												S			S	S2					
11.	Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing												S			S	S2					
12.	Park-and-Sell Lot												S			S	S2					
13.	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
14.	Storage of Motor Vehicles																					
15.	Truck, Bus and Diesel Service and Repair Shop																					
16.	Truck Terminal																					
17.	Vehicle Ferry Service																					

<sup>7</sup> Commercial Wholesale Uses are not permitted in the C1 Sub-area.

<sup>8</sup>For Motor Vehicle and Related Services Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – INDUSTRIAL USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>9</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	Agricultural/Seafood/Livestock Processing Plant																					
2.	Asphalt Plant																					
3.	Commercial Fuel Storage Business																					
4.	Commercial Recycling Facility																					
5a.	Distillation of Alcohol as a Fuel, Commercial																					
5b.	Distillation of Alcohol as a Fuel On a Farm for Farm Use Only																					
6.	Grain Elevator																					
7.	Kiln, Wood-Drying																					
8a.	Landfill, Land-Clearing Debris																					
8b.	Landfill, Rubble																					
8c.	Landfill, Sanitary																					
9a.	Manufacturing and/or Assembly, Heavy																					
9b.	Manufacturing and/or Assembly, Light, Less than 5,000 square feet											S										
9c.	Manufacturing and/or Assembly, Light, More than 5,000 square feet											S										
9d.	Manufacturing and/or Assembly, Marine-Related											P	S				S					
10.	Outdoor Storage in Connection with Commercial and/or Industrial Uses											P	C			C						
11a.	Power Generating Facility, Accessory to a Residence or Business	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
11b.	Power Generating Facility, Commercial																					
12a.	Research & Development Facility, Environmental		C	C	P							P	C			SC	SC					
12b.	Research & Development Facility, Other											P	C			SC	SC					
13.	Salvage and/or Junk Yard																					
14a.	Sand, Gravel or Mineral Extraction and Processing																					
14b.	Sand, Gravel or Mineral Extraction (No Processing)																					
15a.	Sawmill, Commercial																					
15b.	Sawmill, Portable																					
16.	Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business												S		S	S	S				S	

<sup>9</sup>For Industrial Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – INSTITUTIONAL USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>10</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	College or University		P	P				S								S						
2a.	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
2b.	Day Care Center, 12 Clients or Less							P	P*	P	P	P	P	P	P	P	P	P	P	P	P	P
2c.	Day Care Center, 13 or More Clients							S	S*	S	S	S	S	S	S	S	S	S	S	S	S	S
3.	Elementary or Secondary School																					
4.	Fire and/or Rescue Service												P			P	P					
5.	Hospital												P									
6.	Library		P	P	S		S	P	S	S*	S	S	P			P	P	P			P	
7.	Museum		P	P	S		S	P	S	S*	S	S	P			P	P	P			P	
8.	Nursing or Convalescent Home				P								P			P					P	
9.	Place of Worship, Parish Hall, Convent, Monastery or Rectory		P		P			P	P*	P			P	P	P	P	P	P	P	P	P	P
10.	Public or Governmental Building		P	P	P			P	P	P*	P		P	P	P	P	P	P	P	P	P	
11.	Public or Non-Profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.		S1	P	S1			P	S1	S1*	S1		P	P	P	P	P	P	S1	P	P	
12.	Public Utility Lines & Accessory Structures	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13.	Solid Waste Collection Site																					
14.	Temporary Structure Incidental to Schools (classroom relocatable)																					
15a.	Treatment Facility, Wastewater																					
15b.	Treatment Facility, Water Supply																					

<sup>10</sup> For Institutional Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – UNCLASSIFIED USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 <sup>11</sup>	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	Accessory Building, Structure, or Use	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	C		C				C	C	C	C	C	C	C	C		C	C	C	C	C	C
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.	Model Home												C	C			C	C	C	C		
9a.	Pets, Dangerous or Wild Animals																					
9b.	Pets, Household	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9c.	Pets, Livestock, Chickens Only (Kept on Non-Farm Properties)	C	C	C	C			C	C	C		C	C	C	C	C	C	C	C	C	C	C
9d.	Pets, Livestock (Kept on Non-Farm Properties)								C				C	C		C	C	C	C	C	C	C
10a.	Recreational Vehicle, Temporary, at Construction site (for watchman)																					
10b.	Recreational Vehicle, Unoccupied																					
11.	Structure for the Keeping of Animals (on non-farm properties)	C	C	C	C		C		C	C	C	C	C	C	C	C	C	C	C	C	C	C
12a.	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
12b.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)																					

<sup>11</sup> For Unclassified Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

(9/22/09) 3-2.07.A Solomons Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-2.07, 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.

<b>USE #</b>	<b>SOLOMONS AGRITOURISM, ECOTOURISM, &amp; HERITAGE TOURISM USES</b>	<b>CONDITIONS</b>
1.	Agritourism Enterprise	See CCZO for conditions.
2.	Campground, Farm	See CCZO for conditions.
3.	Canoe or Kayak Launching Site, Commercial	<ol style="list-style-type: none"> <li>1. No motorized watercraft shall be permitted; and</li> <li>2. portage and launch areas shall be stabilized to prevent erosion and there shall be no exposed soils.</li> <li>3. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> </ol>
4.	Commercial Kitchen, Farm	See CCZO for conditions.
6a.	Farm Support Business, Less than 5,000 square feet	See CCZO for conditions.
6b.	Farm Support Business, More than 5,000 square feet	See CCZO for conditions.
7.	Heritage Trail Displays	See CCZO for conditions.
9.	Public Events/Public Assemblies on Farmland	See CCZO for conditions.
10.	Rental Facilities on Farms	See CCZO for conditions.

<b>USE #</b>	<b>SOLOMONS AGRICULTURAL USES</b>	<b>CONDITIONS</b>
1.	Animal Husbandry	See CCZO for conditions.
2a.	Aquaculture, Freshwater and Land-based	<ol style="list-style-type: none"> <li>1. Any water discharged shall be treated through land application; and</li> <li>2. a minimum of one (1) acre shall be provided for every 1000 square feet of building space. All structures used for aquaculture which contain more than 1000 square feet must be located at least 100 feet from all property lines; and</li> <li>3. only freshwater impoundments are permitted.</li> </ol>
2b.	Aquaculture, Marine/Estuarine	<ol style="list-style-type: none"> <li>1. All structures shall meet the lateral line setback requirements and those setbacks shall not be reduced; and</li> <li>2. the aquaculture operation shall be part of a controlled environmental remediation project; and</li> <li>3. no pens, tanks, or impoundments are permitted on land; and</li> <li>4. the operation shall be limited to the raising of shellfish and aquatic plants only.</li> </ol>
3a.	Commercial Greenhouse, Retail	See CCZO for conditions.

<b>USE #</b>	<b>SOLOMONS AGRICULTURAL USES</b>	<b>CONDITIONS</b>
3b.	Commercial Greenhouse, Wholesale	See CCZO for conditions.
4a.	Commercial Kennel, with Indoor Facilities only	See CCZO for conditions.
4b.	Commercial Kennel, with Outdoor Facilities	See CCZO for conditions.
5.	Commercial or Non-Profit Stable or Horseback-Riding Club	See CCZO for conditions.
7b.	Farm Brewery (5/12/09)	See CCZO for conditions.
7d.	Farm Distillery (5/12/09)	See CCZO for conditions.
7e.	Farm Stand	See CCZO for conditions.
7g.	Farm Winery (5/12/09)	See CCZO for conditions.
10.	Garden Center or Farm Supply Store	<ol style="list-style-type: none"> <li>1. In the B4, C2, and E1 Sub-areas, the maximum square footage of the Garden Center or Farm Supply Store shall be 2,500 square feet.</li> <li>2. In the D1, D4, and D5 Sub-areas, the maximum square footage of the Garden Center or Farm Supply Store shall be 75,000 square feet.</li> </ol>
11b.	Livestock Auction by a Non-Profit Organization or Farm Owner	See CCZO for conditions.
12a.	Nursery, Retail	See CCZO for conditions.
12b.	Nursery, Wholesale	See CCZO for conditions.

<b>USE #</b>	<b>SOLOMONS RESIDENTIAL USES</b>	<b>CONDITIONS</b>
1a.	Apartment, Accessory to a Residence	See CCZO for conditions.
1b.	Apartment, in a Mixed Use Building	The density shall not exceed that which is permitted by Article 5 of the Solomons Town Center Zoning Ordinance.
3.	Bed & Breakfast Facility with up to 5 Bedrooms in Use	See CCZO for conditions.
4a.	Boarding House or Dormitory (more than 3 Lodgers).	<ol style="list-style-type: none"> <li>1. An owner lives on the premises; and</li> <li>2. the facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used; and</li> <li>3. no separate kitchens are provided; and</li> <li>4. Fire Marshall and Health Department approvals are obtained; and</li> <li>5. An Occupancy Permit for such is obtained.</li> </ol>
5a.	Dwelling, Attached: Duplex	<ol style="list-style-type: none"> <li>1. The density shall not exceed that which is permitted by Article 5 of the Solomons Town Center Zoning Ordinance; and</li> <li>2. in the C7 Sub-areas, at least 60 percent of the site shall be reserved for non-residential uses.</li> </ol>

USE #	SOLOMONS RESIDENTIAL USES	CONDITIONS
5b.	Dwelling, Attached: Fourplex	<ol style="list-style-type: none"> <li>1. The density shall not exceed that which is permitted by Article 5 of the Solomons Town Center Zoning Ordinance; and</li> <li>2. in the C7 Sub-areas, at least 60 percent of the site shall be reserved for non-residential uses.</li> </ol>
5c.	Dwelling, Attached: Multi-family	<ol style="list-style-type: none"> <li>1. The density shall not exceed that which is permitted by Article 5 of the Solomons Town Center Zoning Ordinance; and</li> <li>2. in the C7 Sub-areas, at least 60 percent of the site shall be reserved for non-residential uses.</li> </ol>
5d.	Dwelling, Attached: Townhouse	<ol style="list-style-type: none"> <li>1. The density shall not exceed that which is permitted by Article 5 of the Solomons Town Center Zoning Ordinance; and</li> <li>2. in the C7 Sub-areas, at least 60 percent of the site shall be reserved for non-residential uses.</li> </ol>
5e.	Dwelling, Attached: Triplex	<ol style="list-style-type: none"> <li>1. The density shall not exceed that which is permitted by Article 5 of the Solomons Town Center Zoning Ordinance; and</li> <li>2. in the C7 Sub-areas, at least 60 percent of the site shall be reserved for non-residential uses.</li> </ol>
5f.	Dwelling, Detached: Single-Family	<ol style="list-style-type: none"> <li>1. Only one single-family detached dwelling shall be permitted per buildable lot or parcel; and</li> <li>2. at least 50 percent of the length of the building shall be 20 feet wide, excluding porches; and</li> <li>3. in the C7 Sub-areas, at least 60 percent of the site shall be reserved for non-residential uses.</li> </ol>
6.	Group Home	See CCZO for conditions.
7.	Liveaboards	<ol style="list-style-type: none"> <li>1. Marinas with one to 100 wet slips shall have no more than one liveaboard. Marinas with 101 to 200 wet slips shall have no more than two liveaboards, marinas with 201 to 300 slips shall have no more than three liveaboards, and marinas with 300+ slips shall have no more than four liveaboards; and</li> <li>2. the marina shall have pump-out facilities and shower facilities available year-round; and</li> <li>3. the sewage systems on liveaboards shall be closed systems. No overboard discharge shall be permitted.</li> </ol> <p>The slip limitations in a marina do not apply for weekend and short-term vacation use by vessel owners.</p>
8b.	Manufactured Home, Farm	See CCZO for conditions.
8d.	Manufactured Home or Recreational Vehicle (Emergency)	See CCZO for conditions.
9a.	Tenant House	See CCZO for conditions.

USE #	SOLOMONS COMMERCIAL RETAIL USES	CONDITIONS
2.	Antiques Sales	<ol style="list-style-type: none"> <li>1. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> <li>2. In the B2, B4, C2, C6, C7, E1, and E2 Sub-areas, the maximum square footage of the footprint of the Antique Sales Building shall be 5,000 square feet.</li> <li>3. In the D1, D4, and D5 Sub-areas, the maximum square footage of the Antique Sales Building shall be 75,000 square feet.</li> <li>4. In the C6 Sub-area, an Antique Sales Building is permitted only on properties which border on South Solomons Island Road.</li> </ol>
3.	Art Gallery	<ol style="list-style-type: none"> <li>1. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> <li>2. In the B4, C2, C6, C7, and E1 Sub-areas, the maximum square footage of the footprint of the Art Gallery shall be 5,000 square feet.</li> <li>3. In the D1, D4, and D5 Sub-areas, the maximum square footage of the Art Gallery shall be 75,000 square feet.</li> <li>4. In the C6 Sub-area, an Art Gallery is permitted only on properties which border on South Solomons Island Road.</li> </ol>
4.	Auction Building	<ol style="list-style-type: none"> <li>1. There shall be no outside storage of articles to be sold; and</li> <li>2. the Auction Building shall not be used for the sale or auction of motor vehicles; and</li> <li>3. the maximum square footage of the Auction Building shall be 75,000 square feet.</li> </ol>
6.	Home Improvement Center	<ol style="list-style-type: none"> <li>1. Any outdoor storage of building materials or lumber be screened from adjacent properties and the road; and</li> <li>2. in the D1, D4, and D5 Sub-areas, the maximum square footage of the Home Improvement Center shall be 75,000 square feet.</li> </ol>
8a.	Market, Artisans' and Crafters'	<ol style="list-style-type: none"> <li>1. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> <li>2. In the B4, C2, C6, and E1 Sub-areas, the maximum square footage of the footprint of the Artisans' and Crafters' Market shall be 5,000 square feet.</li> <li>3. In the D1, D4, and D5 Sub-areas, the maximum square footage of the Artisans' and Crafters' Market shall be 75,000 square feet.</li> <li>4. In the C6 Sub-area, an Artisans' and Crafters' Market is permitted only on properties which border on South Solomons Island Road.</li> </ol>

USE #	SOLOMONS COMMERCIAL RETAIL USES	CONDITIONS
8b.	Market, Farmers' (3/25/08)	<ol style="list-style-type: none"> <li>1. It shall be restricted to selling farm-produced and/or value-added products only; and</li> <li>2. it shall be located on property with the permission of the owner; and</li> <li>3. if the Farmers' Market is located in a permanent structure, the following additional conditions apply: <ol style="list-style-type: none"> <li>a. Any new permanent market shall meet the setback requirements specified in Article 6 of the Solomons Town Center Zoning Ordinance.</li> <li>b. In the B4, C2, C6, and E1 Sub-areas, the maximum square footage of the footprint of the Farmers' Market shall be 5,000 square feet.</li> <li>c. In the D1, D4, and D5 Sub-areas, the maximum square footage of the Farmers' Market shall be 75,000 square feet.</li> <li>d. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> </ol> </li> </ol>
8d.	Market, Watermen's	<ol style="list-style-type: none"> <li>1. The market is restricted to selling seafood only; and</li> <li>2. the market is located on property with the permission of the owner; and</li> <li>3. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> <li>4. In the B2, B3, B4, C2, C6, C7, E1, and E2 Sub-areas, the maximum square footage of the footprint of the Watermen's Market shall be 5,000 square feet.</li> <li>5. In the D1, D4, and D5 Sub-areas, the maximum square footage of the Watermen's Market shall be 75,000 square feet.</li> <li>6. In the C6 Sub-area, a Watermen's Market is permitted only on properties which border on South Solomons Island Road.</li> </ol>
9.	Mobile Food Sales	See CCZO for conditions.
10a.	Retail Commercial Building	<ol style="list-style-type: none"> <li>1. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> <li>2. In the B3, B4, C2, C7, E1, and E2 Sub-areas, the maximum square footage of the footprint of the Retail Commercial Building shall be 5,000 square feet.</li> <li>3. In the D1, D4, and D5 Sub-areas, the maximum square footage of the Retail Commercial Building shall be 75,000 square feet.</li> </ol>
10b.	Retail Commercial Building with Drive-up Facility	The conditions for "Retail Commercial Building" shall be met.

<b>USE #</b>	<b>SOLOMONS COMMERCIAL RETAIL USES</b>	<b>CONDITIONS</b>
11.	Retail Commercial Sale or Display Area, Outdoor	<ol style="list-style-type: none"> <li>1. An outdoor retail commercial sale or display area shall only be permitted as an accessory use to an approved retail commercial building and shall not exceed 25 percent of the size of the associated retail commercial building; and</li> <li>2. site plan approval shall be obtained; and</li> <li>3. the sale or display area shall not be located within designated parking areas unless it can be demonstrated that the parking requirements will be met. Note: Parking shall be provided for the outdoor sales area in addition to the retail commercial building; and</li> <li>4. the sale or display area shall not be located within designated travelways.</li> </ol>

<b>USE #</b>	<b>SOLOMONS BUSINESS &amp; PERSONAL SERVICE USES</b>	<b>CONDITIONS</b>
2.	Boat Storage, Commercial	<ol style="list-style-type: none"> <li>1. In the C5 Sub-area, the Commercial Boat Storage shall be in a barn that was in existence as of the effective date of the Calvert County Zoning Ordinance (05/01/06).</li> <li>2. No multi-level boat storage is permitted unless completely enclosed within building.</li> </ol>
4.	Commercial Kitchen (not associated with an Eating Establishment)	See CCZO for conditions.
5.	Commercial Pier	<ol style="list-style-type: none"> <li>1. In the C3 Sub-area located along the public boardwalk, the pier shall have been in existence as of the date of adoption of the Solomons Town Center Zoning Ordinance; and</li> <li>2. an existing commercial pier may be extended in length but shall be restricted to a total length of no more than 117 feet as measured from mean high tide.</li> </ol>
10a.	Eating Establishment With No Outdoor Patron Area	In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.
10b.	Eating Establishment with Outdoor Patron Area	<ol style="list-style-type: none"> <li>1. There are adequate safeguards to protect against noise levels that would exceed State standards; and</li> <li>2. all Patron Areas shall be shown and approved on the site plan and parking shall be provided for all Patron Areas in accordance with Article 6.</li> </ol>

USE #	SOLOMONS BUSINESS & PERSONAL SERVICE USES	CONDITIONS
14.	Home Occupation	<ol style="list-style-type: none"> <li>1. The occupation shall be conducted within the dwelling or an accessory structure; and</li> <li>2. no outside storage of equipment, materials or items to be repaired shall be permitted; and</li> <li>3. no article or commodity shall be offered for sale or publicly displayed on the premises except those incidental to the services offered; and</li> <li>4. applicable State Licenses shall be obtained; and</li> <li>5. the space occupied by all the occupations on a single site shall not exceed 600 square feet including storage. Exception: The use of a tobacco barn for a home occupation is permitted, regardless of size, with the conditions that (a) the barn shall have been in existence as of the effective date of this condition (05/01/06); and (b) the barn shall be constructed of wood; and</li> <li>6. if road access to the home occupation is gained through another person's property via an easement type road right-of-way, written approval of those property owners shall be obtained.</li> <li>7. Condition #6 above applies to all home occupations in which customers come to the premises.</li> <li>8. Non-medical and medical offices, office support services, home studios, and personal service uses are permitted as home occupations. Other uses that are listed separately in the Land Use Charts shall not be permitted as home occupations (e.g., Automobile Repair, Commercial Studios, Commercial Performing Arts Studios, etc.).</li> <li>9. Total signage for home occupations shall be restricted to four square feet, and all signs shall be erected at least 10 feet from the edge of the right-of-way.</li> <li>10. No more than two equivalent full-time non-resident employees shall be permitted.</li> </ol>
17a.	Nightclub, Lounge	There are adequate safeguards to protect against noise levels that would exceed State standards
17b.	Nightclub or Lounge with Outdoor Patron Area	<ol style="list-style-type: none"> <li>1. There are adequate safeguards to protect against noise levels that would exceed State standards; and</li> <li>2. all Patron Area shall be shown and approved on the site plan and parking shall be provided for all patron areas in accordance with Article 6 of the Solomons Town Center Zoning Ordinance.</li> </ol>
18a.	Office, Non-Medical, Medical, Clinic, Less than 2500 square feet	<ol style="list-style-type: none"> <li>1. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> <li>2. In the C6 Sub-area, such a use is permitted only on properties which border on South Solomons Island Road.</li> </ol>
18b.	Office, Non-Medical, Medical, Clinic more than 2500 square feet	In the C7 Sub-areas, the use shall be marine-related.

<b>USE #</b>	<b>SOLOMONS BUSINESS &amp; PERSONAL SERVICE USES</b>	<b>CONDITIONS</b>
20a.	Personal Services, Less than 2,500 square feet	<ol style="list-style-type: none"> <li>3. In the C3 Sub-area located along the public boardwalk, only buildings in existence as of the date of the adoption of the Solomons Town Center Zoning Ordinance (9/22/09) shall be used, and no expansion of such buildings shall be permitted.</li> <li>4. In the C6 Sub-area, such a use is permitted only on properties which border on South Solomons Island Road.</li> </ol>
20b.	Personal Services, More than 2,500 square feet	In the C7 Sub-areas, the use shall be marine-related.
21a.	Tavern, Bar	There are adequate safeguards to protect against noise levels that would exceed State standards
21b.	Tavern or Bar with Outdoor Patron Area	<ol style="list-style-type: none"> <li>1. There are adequate safeguards to protect against noise levels that would exceed State standards; and</li> <li>2. all Patron Area shall be shown and approved on the site plan and parking shall be provided for all patron areas in accordance with Article 6 of the Solomons Town Center Zoning Ordinance.</li> </ol>

<b>USE #</b>	<b>SOLOMONS RECREATION USES</b>	<b>CONDITIONS</b>
2a.	Carnival, Fair or Circus, Temporary, on Less than 5 Acres	See CCZO for conditions.
2b.	Carnival, Fair or Circus, Temporary, on More than 5 Acres	SAME CONDITIONS AS IMPOSED FOR LESS THAN 5 ACRES.
8d.	Recreation Facility, Indoor Commercial: Studio	See CCZO for conditions.
10.	Retreat, Day	In the C5 Sub-area, the lot size shall be a minimum of 20 acres.

<b>USE #</b>	<b>SOLOMONS COMMERCIAL WHOLESALE USES</b>	<b>CONDITIONS</b>
3.	Wholesale Lumber and/or Other Building Materials	In the D1, D4, and D5 Sub-areas, the maximum square footage of the Wholesale Lumber and/or Other Building Materials building shall be 75,000 square feet.

<b>USE #</b>	<b>SOLOMONS MOTOR VEHICLE &amp; RELATED SERVICE USES</b>	<b>CONDITIONS</b>
1a.	Automobile Filling Station	<ol style="list-style-type: none"> <li>1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles shall be located within 25 feet of the front lot line; and</li> <li>2. Fuel pumps and service bays are located to the rear of the building, and;</li> <li>3. no structure or building shall be erected within 150 feet of any dwelling (neither setback may be reduced), and</li> <li>4. no new service bay openings shall face a right-of-way, and</li> <li>5. No more than 5 inoperative vehicles and/or junk cars are allowed, except those which are completely screened from adjoining properties and rights-of-way per Section 6-4.05 of the Calvert County Zoning Ordinance, and</li> <li>6. An area for the storage of junk cars shall be so designated, separate from customer parking.</li> <li>7. Junk vehicles shall be removed after 30 days, and</li> </ol>
1b.	Automobile Filling Station with Convenience Store and/or Eating Establishment	Conditions for "Automobile Filling Station" must be met.
4.	Automobile Repair/Service Shop without fuel sales	See CCZO for conditions.
9.	Motor Vehicle Accessory Shop	See CCZO for conditions.
13.	Parking of Commercial Motor Vehicles	See CCZO for conditions.

<b>USE #</b>	<b>SOLOMONS INDUSTRIAL USES</b>	<b>CONDITIONS</b>
1.	Agricultural/Seafood/Livestock Processing Plant	Only Seafood Processing shall be permitted. See CCZO for conditions.
10	Outdoor Storage in Connection with Commercial and/or Industrial Uses	The materials and/or equipment stored are not visible from adjoining properties or the road.
11a.	Power Generating Facility, Accessory to a Residence or Business	See CCZO for conditions.
12a.	Research & Development Facility, Environmental	No research or development involving the use of hazardous wastes is conducted on the premises.
12b.	Research & Development Facility, Other	No research or development involving the use of hazardous wastes is conducted on the premises.

<b>USE #</b>	<b>SOLOMONS INSTITUTIONAL USES</b>	<b>CONDITIONS</b>
None of the uses listed in the Table of Land Uses are conditional. Therefore, no conditions are included in this Section. For Use Definitions, see Article 12 of the Calvert County Zoning Ordinance.		

USE #	SOLOMONS UNCLASSIFIED USES	CONDITIONS
5.	Dock, Pier, Private	See CCZO for conditions.
6.	Garage Sale, Yard Sale or Estate Sale	See CCZO for conditions.
8.	Model Home	<ol style="list-style-type: none"> <li>1. The model home shall be closed after 90 percent of the lots or units are sold or rented; and</li> <li>2. the Model Home shall be used for the sale or rental of units within the development in which it is located only.</li> </ol>
9c.	Pets, Livestock, Chickens Only (Kept on Non-Farm Properties)	<ol style="list-style-type: none"> <li>1. Livestock shall be restricted to the raising of chickens only; and</li> <li>2. flocks shall be limited to a maximum of six chickens per household; and</li> <li>3. no roosters shall be permitted; and</li> <li>4. no slaughter on premises shall be permitted; and</li> <li>5. the chickens shall be kept in clean coops and the provisions for sanitation shall meet the requirements of the County Health Department; and</li> <li>6. the coops shall be set back 25' from side and rear and comply with the front setback required for the principal structure.</li> </ol>
9d.	Pets, Livestock (Kept on Non-Farm Properties)	See CCZO for conditions.
11.	Structure for the Keeping of Animals (on non-farm properties)	<ol style="list-style-type: none"> <li>1. The structure shall be setback a minimum of 25' from the side and rear property lines; and</li> <li>2. The structure shall meet the front setbacks required for the principal dwelling, in accordance with Article 5 of the Solomons Town Center Zoning Ordinance.</li> </ol>
12a.	Temporary Structure Incidental to Construction (non-residential)	See CCZO for conditions.

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