

Pertaining to the Amendments of the Calvert County
and Solomons Town Center Zoning Ordinances

(Calvert County Zoning Ordinance Article 3 Land Use Charts: Section 3-1.04 Commercial
Retail Uses & Definitions, Use #11 Retail Commercial Sale or Display Area, Outdoor and
Use #12 Seasonal Retail Sales or Display Area, Outdoor;

Section 3-2.01 Dunkirk Table of Land Uses-Commercial Retail Uses #18; Section 3-2.02
Owings Table of Land Uses-Commercial Retail Use #15; Section 3-2.03 Huntingtown Table
of Land Uses-Commercial Retail Use #15; Section 3-2.04 Prince Frederick Table of Land
Uses-Commercial Retail Use #22; 3-2.05 St. Leonard Table of Land Uses-Commercial
Retail Use #18; 3-2.06 Lusby Table of Land Uses-Commercial Retail Use #18; 3-2.07
Solomons Table of Land Uses-Commercial Retail Use #12 and 3-2.07.A Solomons Town
Center Conditional Use #12 and Article 12, Definitions.

Solomons Town Center Zoning Ordinance- Section 3-1.04 Solomons Table of Land Uses-
Commercial Retail Use #12 and Section 3-2.04 Commercial Retail Uses &
Definitions/Conditions Uses #11 and 12)

RE: SEASONAL SALES

(Text Amendment Case No. 12-23)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended,
empowers the Board of County Commissioners of Calvert County, Maryland to enact a Zoning
Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to
provide for its administration, enforcement and amendment;

WHEREAS, by Ordinance 35-06, the Board of County Commissioners of Calvert County,
Maryland has heretofore adopted the Calvert County Zoning Ordinance;

WHEREAS, by Resolution 35-09 the Board of County Commissioners of Calvert County,
Maryland has heretofore adopted the Solomons Town Center Zoning Ordinance;

WHEREAS, after study and evaluation, the Calvert County Department of Community
Planning & Building recommended to the Planning Commission and the Board of County
Commissioners text amendments to the Calvert County Zoning Ordinance ("CCZO") and
Solomons Town Center Zoning Ordinance ("STCZO"), including Section 3-1.04, Uses #11 & 12;
Section 3-2.01, Use #18; Section 3-2.02, Use #15; Section 3-2.03, Use 15; Section 3-2.04, Use
22; Section 3-2.05, Use #18, Section 3-2.06, Use #18, Section 3-2.07, Use #12; and Article 12,

Definitions of the CCZO; and Section 3-1.04, Use #12; and Section 3-2.04 Uses #11 & 12 of the STCZO;

WHEREAS, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the "Planning Commission") conducted a joint public hearing on June 25, 2013, at which time the proposed amendments were discussed, staff's recommendations were considered, and public comment was solicited;

WHEREAS, at the conclusion of said public hearing the Planning Commission voted to approve the amendments and conveyed its recommendation to the Board of County Commissioners by resolution; and

WHEREAS, after considering the evidence which had been presented at the public hearing regarding the proposed text amendments and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the text amendments to the Calvert County Zoning Ordinance as set forth in Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Calvert County, Maryland, that Section 3-1.04, Commercial Retail Uses & Definitions, Use #11 Retail Commercial Sale or Display Area, Outdoor, and Use #12 Seasonal Retail Sales or Display Area, Outdoor; Section 3-2.01, Dunkirk Table of Land Uses-Commercial Retail Uses #18; Section 3-2.02 Owings Table of Land Uses-Commercial Retail Use #15; Section 3-2.03, Huntingtown Table of Land Uses-Commercial Retail Use #15; Section 3-2.04, Prince Frederick Table of Land Uses-Commercial Retail Use #22; 3-2.05, St. Leonard Table of Land Uses-Commercial Retail Use #18; 3-2.06, Lusby Table of Land Uses-Commercial Retail Use #18; 3-2.07, Solomons Table of Land Uses-Commercial Retail Use #12 and 3-2.07.A, Solomons Town

Center Conditional Use #12 and Article 12, Definitions, of the CCZO and that Section 3-1.04, Solomons Table of Land Uses-Commercial Retail Use #12 and Section 3-2.04, Commercial Retail Uses & Definitions/Conditions Uses #11 and 12 of the STCZO **BE**, and hereby **ARE**, amended by adopting the text amendments as shown in attached Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Zoning Ordinances).

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Calvert County or Solomons Town Center Zoning Ordinances, are found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation.

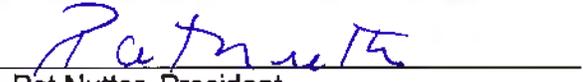
DONE, this 25th day of June ~~July~~ 2013 by the Board of County Commissioners of Calvert County, Maryland.

Aye: 3
Nay: 1 - Nutter
Absent/Abstain: 1 - Clark

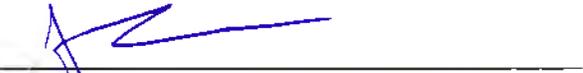
ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF CALVERT COUNTY, MARYLAND**

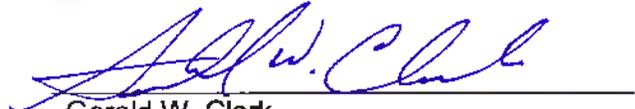

Maureen L. Frederick, Clerk


Pat Nutter, President

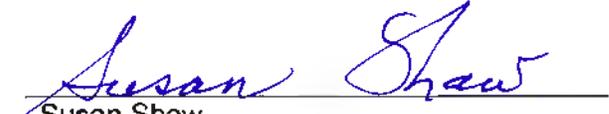
Approved for legal
sufficiency on June 27, 2013


Steven R. Weems, Vice-President

by:

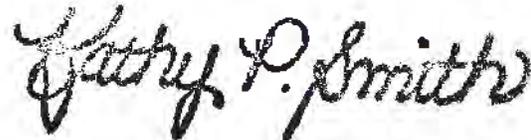

Gerald W. Clark


John B. Norris, III, County Attorney
not effective before July 5, 2013


Susan Shaw


Evan K. Slaughenhoupt Jr.

Received for Record 7/12 2013
at 2:14 o'clock P.M. Same day
recorded in Liber KPS No. 42
Folio 483 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.



Calvert County Zoning Ordinance
Article 3: Land Use Charts

Exhibit A

USE #	3-1.04 COMMERCIAL RETAIL USES & DEFINITIONS (in italics)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
11.	<p>Retail Commercial Sale or Display Area, Outdoor (9/22/09)</p> <p><i>The use of space exterior to the walls of a retail commercial building for the sale and/or display of products. This definition does not include outdoor storage and does not apply to temporary retail sales conducted by non-profit organizations (e.g., seasonal sales).</i></p>								C	C		<ol style="list-style-type: none"> 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 2. site plan approval shall be obtained; and 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 4. the sale or display area shall not be located within designated travelways; and 5. fencing and/or screening may be required; and 6. in the MC District, the use shall be marine-related.
<u>12.</u>	<p><u>Seasonal Retail Sales or Display Area, Outdoor</u></p> <p><u>The use of space exterior to the walls outside of a retail commercial building for the sale and/or display of temporary seasonal retail items (e.g., fireworks stands, Christmas tree sales, etc.). This definition does not include outdoor storage for the retail commercial business.</u></p>								<u>C</u>	<u>C</u>		<ol style="list-style-type: none"> <u>1. The temporary retail sales are limited to a maximum of 90 days per site (total for all events) per calendar year; and</u> <u>2. plot plan approval shall be required for approval and shall illustrate that setback requirements are met ; and</u> <u>3. the sale or display area shall not be located within designated travelways.</u>

BK00042PG481

Article 12: Definitions

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Retail Commercial Sale or Display Area, Outdoor	The use of space exterior to the walls of a retail commercial building for the sale and/or display of products. This definition does not include outdoor storage and does not apply to temporary retail sales conducted by non-profit organizations (e.g., seasonal sales).
<u>Seasonal Retail Sales or Display Area, Outdoor</u>	<u>The use of space exterior to the walls outside of a retail commercial building for the sale and/or display of temporary seasonal retail items (e.g., fireworks stands, Christmas tree sales, etc.). This definition does not include outdoor storage for the retail commercial business.</u>
<u>Seasonal Retail Sales</u>	<u>Temporary sales conducted for a period not exceeding 90 days in a calendar year.</u>

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DUNKIRK TOWN CENTER		
USE #	3-2.01 DUNKIRK TABLE OF LAND USES - COMMERCIAL RETAIL	TC
17.	Retail Commercial Sale or Display Area, Outdoor	C
18.	Seasonal Retail Sales or Display Area, Outdoor	C
48. 19.	Watermen's Market	C

3-2.01.A Dunkirk Town Center Conditional Uses

Commercial Retail Use #17 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.

~~Commercial Retail Use #18 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.~~

Commercial Retail Use #18~~9~~ Watermen's Market – See CCZO for conditions.

OWINGS TOWN CENTER				
USE #	3-2.02 OWINGS TABLE OF LAND USES - COMMERCIAL RETAIL	EDGE	VILLAGE	CORE
14.	Retail Commercial Sale or Display Area, Outdoor		C	C
15.	Seasonal Retail Sales or Display Area, Outdoor		C	C
45. 16.	Watermen's Market		C	C

3-2.02.A Owings Town Center Conditional Uses

Commercial Retail Use #14 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.

~~Commercial Retail Use #15 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.~~

Commercial Retail Use #15~~6~~ Watermen's Market – See CCZO for conditions.

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES - COMMERCIAL RETAIL	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
14.	Retail Commercial Sale or Display Area, Outdoor	C		
15.	Seasonal Retail Sales or Display Area, Outdoor	C		
46. 16.	Watermen's Market	C	C	C

3-2.03.A Huntingtown Town Center Conditional Uses

Commercial Retail Use #14 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.

~~Commercial Retail Use #15 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.~~

Commercial Retail Use #15~~6~~ Watermen's Market – See CCZO for conditions.

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PRINCE FREDERICK TOWN CENTER

USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES – COMMERCIAL RETAIL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
21.	Retail Commercial Sale or Display Area, Outdoor	C		C		C	C	C	C
21. 22.	<u>Seasonal Retail Sales or Display Area, Outdoor</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
22-23.	Watermen's Market	C		C	C	C	C	C	C

3-2.04.A Prince Frederick Town Center Conditional Uses

Commercial Retail Use #21 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions

Commercial Retail Use #22 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.

Commercial Retail Use #23 Watermen's Market – See CCZO for conditions

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL RETAIL	VILLAGE	RESIDENTIAL	EMPLOYMENT
17.	Retail Commercial Sale or Display Area, Outdoor	C		C
17. 18.	<u>Seasonal Retail Sales or Display Area, Outdoor</u>	<u>C</u>		<u>C</u>
18-19.	Watermen's Market	C	C	C

3-2.05.A St. Leonard Town Center Conditional Uses

Commercial Retail Use #17 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.

Commercial Retail Use #18 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.

Commercial Retail Use #19 Watermen's Market – See CCZO for conditions.

LUSBY TOWN CENTER

USE #	3-2.06 LUSBY TABLE OF LAND USES – COMMERCIAL RETAIL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
17.	Retail Commercial Sale or Display Area, Outdoor		C	C		
17. 18.	<u>Seasonal Retail Sales or Display Area, Outdoor</u>		<u>C</u>	<u>C</u>		
18-19.	Watermen's Market		C	C		

3-2.06.A Lusby Town Center Conditional Uses

Commercial Retail Use #17 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.

Commercial Retail Use #18 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.

Commercial Retail Use #19 Watermen's Market – See CCZO for conditions.

BK00042P6490

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 ¹	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
11.	Retail Commercial Sale or Display Area, Outdoor			C	C	C						C	C			C	C					
<u>12.</u>	<u>Seasonal Retail Sales or Display Area, Outdoor</u>			<u>C</u>	<u>C</u>	<u>C</u>						<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>					

¹ For Commercial Retail Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

3-2.07.A Solomons Town Center Conditional Uses

USE #	SOLOMONS COMMERCIAL RETAIL USES	CONDITIONS
11.	Retail Commercial Sale or Display Area, Outdoor	<ol style="list-style-type: none"> 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 2. site plan approval shall be obtained; and 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 4. the sale or display area shall not be located within designated travelways.
<u>12.</u>	<u>Seasonal Retail Sales or Display Area, Outdoor</u>	<ol style="list-style-type: none"> <u>1. The temporary retail sales are limited to a maximum of 90 days per site (total for all events) per calendar year; and</u> <u>2. plot plan approval shall be required for approval and shall illustrate that setback requirements are met ; and</u> <u>3. the sale or display area shall not be located within designated travelways.</u>

Solomons Town Center Zoning Ordinance

USE #	SOLOMONS TABLE OF LAND USES – 3-1.04 COMMERCIAL RETAIL USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE	
		B1	B2	B3	B4	C1 ²	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
11.	Retail Commercial Sale or Display Area, Outdoor			C	C		C					C	C			C	C					
12.	Seasonal Retail Sales or Display Area, Outdoor			C	C		C					C	C			C	C					

¹ For Commercial Retail Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

3-2 SOLOMONS TABLE OF CONDITIONAL USES & DEFINITIONS

USE #	3-2.04 COMMERCIAL RETAIL USES & DEFINITIONS <i>(in italics)</i>	CONDITIONS
11.	Retail Commercial Sale or Display Area, Outdoor <i>The use of space exterior to the walls of a retail commercial building for the sole and/or display of products. This definition does not include outdoor storage and does not apply to temporary retail sales conducted by non-profit organizations (e.g., seasonal sales).</i>	<ol style="list-style-type: none"> 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 2. site plan approval shall be obtained; and 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 4. the sale or display area shall not be located within designated travelways.
12.	Seasonal Retail Sales or Display Area, Outdoor <i>The use of space exterior to the walls outside of a retail commercial building for the sale and/or display of temporary seasonal retail items (e.g., fireworks stands, Christmas tree sales, etc.). This definition does not include outdoor storage for the retail commercial business.</i>	<ol style="list-style-type: none"> 1. The temporary retail sales are limited to a maximum of 90 days per site (total for all events) per calendar year; and 2. plot plan approval shall be required for approval and shall illustrate that setback requirements are met; and 3. the sale or display area shall not be located within designated travelways.

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Calvert County Zoning Ordinance
Article 3: Land Use Charts

Exhibit B

USE #	3-1.04 COMMERCIAL RETAIL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
11.	Retail Commercial Sale or Display Area, Outdoor (9/22/09) <i>The use of space exterior to the walls of a retail commercial building for the sale and/or display of products. This definition does not include outdoor storage.</i>								C	C		<ol style="list-style-type: none"> 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 2. site plan approval shall be obtained; and 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 4. the sale or display area shall not be located within designated travelways; and 5. fencing and/or screening may be required; and 6. in the MC District, the use shall be marine-related.
12.	Seasonal Retail Sales or Display Area, Outdoor <i>The use of space outside of a retail commercial building for the sale and/or display of temporary seasonal retail items (e.g., fireworks stands, Christmas tree sales, etc.). This definition does not include outdoor storage for the retail commercial business.</i>								C	C		<ol style="list-style-type: none"> 1. The temporary retail sales are limited to a maximum of 90 days per site (total for all events) per calendar year; and 2. plot plan approval shall be required for approval and shall illustrate that setback requirements are met ; and 3. the sale or display area shall not be located within designated travelways.

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Article 12: Definitions

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Retail Commercial Sale or Display Area, Outdoor	The use of space exterior to the walls of a retail commercial building for the sale and/or display of products. This definition does not include outdoor storage.
Seasonal Retail Sales or Display Area, Outdoor	The use of space outside of a retail commercial building for the sale and/or display of temporary seasonal retail items (e.g., fireworks stands, Christmas tree sales, etc.). This definition does not include outdoor storage for the retail commercial business.
Seasonal Retail Sales	Temporary sales conducted for a period not exceeding 90 days in a calendar year.

DUNKIRK TOWN CENTER		
USE #	3-2.01 DUNKIRK TABLE OF LAND USES - COMMERCIAL RETAIL	TC
17.	Retail Commercial Sale or Display Area, Outdoor	C
18.	Seasonal Retail Sales or Display Area, Outdoor	C
19.	Watermen's Market	C

3-2.01.A Dunkirk Town Center Conditional Uses

Commercial Retail Use #17 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #18 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #19 Watermen's Market – See CCZO for conditions.

OWINGS TOWN CENTER				
USE #	3-2.02 OWINGS TABLE OF LAND USES - COMMERCIAL RETAIL	EDGE	VILLAGE	CORE
14.	Retail Commercial Sale or Display Area, Outdoor		C	C
15.	Seasonal Retail Sales or Display Area, Outdoor		C	C
16.	Watermen's Market		C	C

3-2.02.A Owings Town Center Conditional Uses

Commercial Retail Use #14 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #15 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #16 Watermen's Market – See CCZO for conditions.

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES - COMMERCIAL RETAIL	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
14.	Retail Commercial Sale or Display Area, Outdoor	C		
15.	Seasonal Retail Sales or Display Area, Outdoor	C		
16.	Watermen's Market	C	C	C

3-2.03.A Huntingtown Town Center Conditional Uses

Commercial Retail Use #14 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #15 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #16 Watermen's Market – See CCZO for conditions.

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PRINCE FREDERICK TOWN CENTER

USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES – COMMERCIAL RETAIL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
21.	Retail Commercial Sale or Display Area, Outdoor	C		C		C	C	C	C
22.	Seasonal Retail Sales or Display Area, Outdoor	C		C		C	C	C	C
23.	Watermen's Market	C		C	C	C	C	C	C

3-2.04.A Prince Frederick Town Center Conditional Uses

Commercial Retail Use #21 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #22 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #23 Watermen's Market – See CCZO for conditions

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL RETAIL	VILLAGE	RESIDENTIAL	EMPLOYMENT
17.	Retail Commercial Sale or Display Area, Outdoor	C		C
18.	Seasonal Retail Sales or Display Area, Outdoor	C		C
19.	Watermen's Market	C	C	C

3-2.05.A St. Leonard Town Center Conditional Uses

Commercial Retail Use #17 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #18 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #19 Watermen's Market – See CCZO for conditions.

LUSBY TOWN CENTER

USE #	3-2.06 LUSBY TABLE OF LAND USES – COMMERCIAL RETAIL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
17.	Retail Commercial Sale or Display Area, Outdoor		C	C		
18.	Seasonal Retail Sales or Display Area, Outdoor		C	C		
19.	Watermen's Market		C	C		

3-2.06.A Lusby Town Center Conditional Uses

Commercial Retail Use #17 Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #18 Seasonal Retail Sales or Display Area, Outdoor – See CCZO for conditions.
 Commercial Retail Use #19 Watermen's Market – See CCZO for conditions.

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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 ¹	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
11.	Retail Commercial Sale or Display Area, Outdoor			C	C		C					C	C		C	C						
12.	Seasonal Retail Sales or Display Area, Outdoor			C	C		C					C	C		C	C						

¹ For Commercial Retail Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

3-2.07.A Solomons Town Center Conditional Uses

USE #	SOLOMONS COMMERCIAL RETAIL USES	CONDITIONS
11.	Retail Commercial Sale or Display Area, Outdoor	<ol style="list-style-type: none"> 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 2. site plan approval shall be obtained; and 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 4. the sale or display area shall not be located within designated travelways.
12.	Seasonal Retail Sales or Display Area, Outdoor	<ol style="list-style-type: none"> 1. The temporary retail sales are limited to a maximum of 90 days per site (total for all events) per calendar year; and 2. plot plan approval shall be required for approval and shall illustrate that setback requirements are met ; and 3. the sale or display area shall not be located within designated travelways.

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Solomons Town Center Zoning Ordinance

USE #	SOLOMONS TABLE OF LAND USES – 3-1.04 COMMERCIAL RETAIL USES	SOUTH OF LORE ROAD											NORTH OF LORE ROAD					DOWELL			WEST SIDE		
		B1	B2	B3	B4	C1 ²	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2	
11.	Retail Commercial Sale or Display Area, Outdoor			C	C		C					C	C			C	C						
12.	Seasonal Retail Sales or Display Area, Outdoor			C	C		C					C	C			C	C						

² For Commercial Retail Uses permitted in the C1 Sub-area, see Section 6-12.07 of the Solomons Town Center Zoning Ordinance.

3-2 SOLOMONS TABLE OF CONDITIONAL USES & DEFINITIONS

USE #	3-2.04 COMMERCIAL RETAIL USES & DEFINITIONS <i>(in italics)</i>	CONDITIONS
11.	Retail Commercial Sale or Display Area, Outdoor <i>The use of space exterior to the walls of a retail commercial building for the sale and/or display of products. This definition does not include outdoor.</i>	<ol style="list-style-type: none"> 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 2. site plan approval shall be obtained; and 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 4. the sale or display area shall not be located within designated travelways.
12.	Seasonal Retail Sales or Display Area, Outdoor <i>The use of space outside of a retail commercial building for the sale and/or display of temporary seasonal retail items (e.g., fireworks stands, Christmas tree sales, etc.). This definition does not include outdoor storage for the retail commercial business.</i>	<ol style="list-style-type: none"> 1. The temporary retail sales are limited to a maximum of 90 days per site (total for all events) per calendar year; and 2. plot plan approval shall be required for approval and shall illustrate that setback requirements are met ; and 3. the sale or display area shall not be located within designated travelways.

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