

Table 17-1 Residential Density and Minimum Lot Size Chart- Town Centers*									
Residential Density = D; Minimum Lot Size = L									
		Single-family Detached		Duplex, triplex, fourplex (unless otherwise noted)		Townhouse		Multi-family	
		Base	With TDRs	Base	With TDRs	Base	With TDRs	Base	With TDRs
Dunkirk		Five TDRs are required for each unit above 1/acre ¹ . Age-restricted housing communities which are properly submitted for approval to the Department of Planning & Zoning prior to July 1, 2006 shall be exempt from the requirement to purchase TDRs.							
	D	1/acre	4/acre	1/acre	4/acre	1/acre	4/acre	1/1 acre	4/acre ²
	L	None	None	None	None	None	None	None	None
Owings		Village District and Edge District: Five TDRs are required for each lot or dwelling unit which is created in excess of one dwelling unit per acre ¹ . Age-restricted housing communities which are properly submitted for approval to the Department of Planning & Zoning prior to July 1, 2006 shall be exempt from the requirement to purchase TDRs.							
Edge	D	1/acre	4/acre	1/acre (duplex only)	4/acre				
	L	14,200sf ³ ₄	14,200sf ³ ₄	14,200sf ³ ₄	14,200sf ³ ₄				
Village	D	1/acre	4/acre	1/acre (duplex only)	4/acre	1/acre	4/acre	1/acre	4/acre
	L	None ⁵	None ⁵	None ⁵	None ⁵	None ⁵	None ⁵	None ⁵	None ⁵
Core	D	No maximum		No maximum		No maximum		No	
	L								
Huntingtown		All Districts: Five TDRs are required for each lot or dwelling unit above one dwelling unit per acre ¹ . Age-restricted housing communities which are properly submitted for approval to the Department of Planning & Zoning prior to July 1, 2006 shall be exempt from the requirement to							
Mixed-Use	D	1/acre	2/acre	1/acre	2/acre			1/acre	2/acre
	L	None	None	None	None			None	None
Neighborhood	D	1/acre	2/acre ⁷	1/acre	2/acre ⁷			2/acre ⁷	
	L	15,000sf ⁷	15,000sf ⁷	15,000sf ⁷	15,000sf ⁷			1/15,000sf ⁷	1/15,000sf ⁷
Residential	D	1/acre	2/acre ⁸						
	L	40,000/15,000sf ⁸	15,000sf ⁸						

* Refer to individual Town Center Zoning Ordinances for specific requirements. Conditions may apply which are not included in this table.

¹ In lieu of purchasing TDRs, applicants with bona fide affordable housing projects may apply to the Board of County Commissioners for a waiver of the requirement to purchase TDRs. See the Town Center Zoning Ordinance for details.

² Age-Restricted housing only. See Town Center Zoning Ordinance for additional requirements.

³ 5,000 square feet if public water and sewer provided.

⁴ See Table 5-5.02B, Lot Requirements for the Edge District.

⁵ See Table 5-4.02B, Lot Requirements for the Village District.

⁶ See Table 5-3.02B, Lot Requirements for the Core District.

⁷ Where communal septic systems are provided, the minimum lot size may be modified with approval of the Planning Commission. However, the overall density may not exceed 2/acre.

⁸ Where public water is provided.

Table 17-1 Residential Density and Minimum Lot Size Chart- Town Centers (continued)* Residential Density = D; Minimum Lot Size = L								
	Single-family Detached		Duplex, triplex, fourplex (unless otherwise noted)		Townhouse		Multi-family	
	Base	With TDRs	Base	With TDRs	Base	With TDRs	Base	With TDRs
Prince Frederick	All Districts. The number of dwelling units that can be placed on any given site will be determined on the basis of Town Center regulations but in no case may exceed 4 units per acre. No minimum lot size is required. TDRs are required for each dwelling unit over one per acre. ⁹ Age-restricted housing communities which are properly submitted for approval to the Department of Planning & Zoning prior to July 1, 2006 shall be exempt from the requirement to purchase TDRs.							
Old Town								
Old Town Res.								
Old Town Trans.								The site is immediately adjacent to Rt 2/4 or Dares Beach Road.
Fairgrounds			Provided at least 40% of dwelling units on any given site are single-family detached.		Provided at least 40% of dwelling units on any given site are single-family			Provided no more than 20% of the dwelling units on any given site are multi-family
Entry	10		10		10		10	
Village	10		10		10		10	
New Town	10		10		10		10	
Forest	30% of units must be single-family detached, 2/acre		30% of units must be single-family attached (including Townhouse);		30% of units must be single-family attached (including Townhouse);		30% of units must be multifamily.	

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⁹ In lieu of purchasing TDRs, applicants with bona fide affordable housing projects may apply to the Board of County Commissioners for a waiver of the requirement to purchase TDRs. See the Town Center Zoning Ordinance for details.

¹⁰ Special conditions are required for these uses. See the Prince Frederick Zoning Ordinance for conditions.

Table 17-1 Residential Density and Minimum Lot Size Chart- Town Centers (continued)* Residential Density = D; Minimum Lot Size = L									
	Single-family Detached		Duplex, triplex, fourplex (unless otherwise noted)		Townhouse		Multi-family		
	Base	With TDRs	Base	With TDRs	Base	With TDRs	Base	With TDRs	
St. Leonard	Village District: Five Transferable Development Rights (TDRs) are required for each lot or dwelling unit which is created in excess of one dwelling unit per acre. ¹¹ Age-restricted housing communities which are properly submitted for approval to the Department of Planning & Zoning prior to July 1, 2006 shall be exempt from the requirement to purchase TDRs.								
Village-subarea A	D	1/acre	2/acre	1/acre	2/acre				
	L	40,000sf	20,000sf	40,000sf (duplex only)	20,000sf				
Village-Subarea B	D	1/acre	2/acre	1/acre	2/acre				
	L	40,000sf	20,000sf	40,000sf (duplex only)	20,000sf				
Residential	D	1/acre	1/acre	1/acre	1/acre				
	L	40,000sf	TDRs not permitted	40,000sf (duplex only)	TDRs not permitted				
Lusby	Village Edge District & Village Residential-Office District: TDRs are required to develop each dwelling unit over one unit per acre. ¹¹ Age-restricted housing communities which are properly submitted for approval to the Department of Planning & Zoning prior to July 1, 2006 shall be exempt from the requirement to purchase TDRs. Minimum lot size may be impacted by required setbacks and forest buffers.								
Village Residential-Office	D	1/acre	4/acre	1/acre	4/acre	1/acre	4/acre	1/acre	4/acre
	L	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf
Village Edge	D	1/acre	4/acre	1/acre	4/acre	1/acre	4/acre	1/acre	4/acre
	L	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf
All Other Districts	D								
	L								
Solomons	Single-family Detached		Apartments in a Mixed Use Building and Attached Dwellings: Duplex, Fourplex, Multi-family, Townhouse, Triplex (where permitted)						
	Base	With TDRs¹²	Base	With TDRs¹²					
C1 Sub-area	D	1/lot	1/lot	1/acre	4/acre				
	L	N/A	N/A	N/A	N/A				
C6 Sub-area	D	1/acre	4/acre	1/acre	4/acre				
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf				
C7 Sub-area	D	1/acre	4/acre	1/acre	4/acre				
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf				
All Other Sub-areas	D	1/acre	4/acre	1/acre	4/acre				
	L	4,000 sf	4,000 sf	4,000 sf	4,000 sf				

* Refer to individual Town Center Zoning Ordinances for specific requirements. Conditions may apply which are not included in this table.

¹¹ In lieu of purchasing TDRs, applicants with bona fide affordable housing projects may apply to the Board of County Commissioners for a waiver of the requirement to purchase TDRs. See the Town Center Zoning Ordinance for details.

¹² The Board of County Commissioners may reduce the number of TDRs required for workforce housing and for non-profit organizations which provide public benefit. See Section 5-1.08.B.3 of the Solomons Zoning Ordinance for details.

