

Article 6. Residential Districts

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6-1 PURPOSE

A. Residential District (RD)

The Residential District (RD) is intended to provide for residential development in proximity to the Town Centers of Prince Frederick, Solomons, Lusby, North Beach, and Chesapeake Beach. This district allows for higher residential densities in proximity to Town Centers through the purchase of Transferable Development Rights (TDRs). However, the ability to achieve maximum permitted density is dependent, in part, on the availability of sewerage service. This district also recognizes existing agriculture and accommodates agricultural uses. To avoid drawing commercial activity away from Town Centers, commercial uses are limited in this district.

6-2 USES

Article 18 and Table 18-1 of this Ordinance lists allowed principal, accessory, and temporary uses in the Residential District.

6-3 MINIMUM STANDARDS

Table 6-1: Residential District Minimum Standards establishes the permissible density, lot area, lot width, building height, and setbacks for the Residential District. See Article 2 of this Ordinance for related definitions and measurement standards. Single-family attached developments shall meet the minimum standards of Section 25-3 of this Ordinance.

Table 6-1: Residential District Minimum Standards	
Density	RD
Base Density	1 dwelling unit per 4 acres
Transfer Zone Density ^[1]	1 dwelling unit per acre
Single-Family Detached Residential	
Minimum Lot Area ^[2]	10,000sf with sewer 1 acre without sewer
Minimum Lot Width at Front Building Restriction Line	75'
Minimum Lot Width at Water Frontage	100'
Front Setback: MD 2, 4, 2/4, 260, 261, 263, 231 ^[3]	100'
Front Setback: Interior Subdivision Roads	25'
Front Setback: All Other Roads ^[3]	60'
Side Setback	10'
Rear Setback	35'
Non-residential	
Minimum Lot Area	1 acre
Minimum Lot Width	N/A
Front Setback: MD 2, 4, 2/4, 260, 261, 263, 231	100'
Front Setback: All Other Roads	35'
Side Setback	35'
Rear Setback	35'

[1] The purchase of Transferable Development Rights (TDRs) is required to obtain transfer zone density (See Article 17).

[2] ~~Permitted lot area is pending Health Department approval. Minimum lot area shall not be less than that required to satisfy all requirements of the Health Department.~~

[3] ~~Note also Front roadway buffer requirements of Section 25-2.B.4.~~ apply and may modify these requirements.