

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
<b>Dunkirk</b>		Five TDRs are required for each unit above 1/acre <sup>1</sup> . 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 <sup>2</sup>
	L	None	None	None	None	None	None	None	None
<b>Owings</b>		<b>Village District and Edge District:</b> Five TDRs are required for each lot or dwelling unit which is created in excess of one dwelling unit per acre <sup>1</sup> . 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 <sup>3</sup> <sub>4</sub>	14,200sf <sup>3</sup> <sub>4</sub>	14,200sf <sup>3</sup> <sub>4</sub>	14,200sf <sup>3</sup> <sub>4</sub>				
Village	D	1/acre	4/acre	1/acre (duplex only)	4/acre	1/acre	4/acre	1/acre	4/acre
	L	None <sup>5</sup>	None <sup>5</sup>	None <sup>5</sup>	None <sup>5</sup>	None <sup>5</sup>	None <sup>5</sup>	None <sup>5</sup>	None <sup>5</sup>
Core	D	No maximum		No maximum		No maximum		No	
	L								
<b>Huntingtown</b>		<b>All Districts:</b> Five TDRs are required for each lot or dwelling unit above one dwelling unit per acre <sup>1</sup> . 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 <sup>7</sup>	1/acre	2/acre <sup>7</sup>			2/acre <sup>7</sup>	
	L	15,000sf <sup>7</sup>	15,000sf <sup>7</sup>	15,000sf <sup>7</sup>	15,000sf <sup>7</sup>			1/15,000sf <sup>7</sup>	1/15,000sf <sup>7</sup>
Residential	D	1/acre	2/acre <sup>8</sup>						
	L	40,000/15,000sf <sup>8</sup>	15,000sf <sup>8</sup>						

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

<sup>1</sup> 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.

<sup>2</sup> Age-Restricted housing only. See Town Center Zoning Ordinance for additional requirements.

<sup>3</sup> 5,000 square feet if public water and sewer provided.

<sup>4</sup> See Table 5-5.02B, Lot Requirements for the Edge District.

<sup>5</sup> See Table 5-4.02B, Lot Requirements for the Village District.

<sup>6</sup> See Table 5-3.02B, Lot Requirements for the Core District.

<sup>7</sup> 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.

<sup>8</sup> 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
<b>Prince Frederick</b>	<b>All Districts.</b> 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. <sup>9</sup> 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.	

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

<sup>9</sup> 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.

<sup>10</sup> Special conditions are required for these uses. See the Prince Frederick Zoning Ordinance for conditions.

<b>Table 17-1 Residential Density and Minimum Lot Size Chart- Town Centers (continued)*</b>									
<b>Residential Density = D; Minimum Lot Size = L</b>									
	<b>Single-family Detached</b>		<b>Duplex, triplex, fourplex (unless otherwise noted)</b>		<b>Townhouse</b>		<b>Multi-family</b>		
	<b>Base</b>	<b>With TDRs</b>	<b>Base</b>	<b>With TDRs</b>	<b>Base</b>	<b>With TDRs</b>	<b>Base</b>	<b>With TDRs</b>	
<b>St. Leonard</b>	<b>Village District:</b> Five Transferable Development Rights (TDRs) are required for each lot or dwelling unit which is created in excess of one dwelling unit per acre. <sup>11</sup> 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				
<b>Lusby</b>	<b>Village Edge District &amp; Village Residential-Office District:</b> TDRs are required to develop each dwelling unit over one unit per acre. <sup>11</sup> 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								
<b>Solomons</b>	<b>Single-family Detached</b>		<b>Apartments in a Mixed Use Building and Attached Dwellings: Duplex, Fourplex, Multi-family, Townhouse, Triplex (where permitted)</b>						
	<b>Base</b>	<b>With TDRs<sup>12</sup></b>	<b>Base</b>	<b>With TDRs<sup>12</sup></b>					
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.

<sup>11</sup> 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.

<sup>12</sup> 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.

