

Text Amendment Case #24-04

Amendments to Prince Frederick, Lusby and
Solomons Town Center Zoning Ordinances

Prince Frederick Town Center Zoning Ordinance

Chapter III Site Design, E. Permitted Number of Dwellings Units

1. Requirements for use of Development Rights

Prince Frederick is designated a Transfer Zone. Purchase of five Transfer Development Rights (TDRs) is required for each dwelling unit-over one (1.0) dwelling unit per acre.

- a. In lieu of purchasing Transferable Development Rights, applicants with bona fide affordable housing projects may apply to the Board of County Commissioner for a waiver of the requirement to purchase Transferable Development Rights. The Board may approve the application in whole or in part provided that no more than 30% of the existing housing stock within the Town Center meets the State definition of affordable housing.

Lusby Town Center Zoning Ordinance

Article 4: Transfer Zone District

4-0 Designated Transfer Zones

The Village Edge District and the Village Residential Office District are designated transfer zones per the Calvert County Zoning Ordinance. Purchase of five Calvert County Transferable Development Rights is required for each dwelling unit over one (1.0) dwelling unit per acre.¹ A maximum of nine (9.0) dwelling units per acre is permitted.

Affordable housing projects sponsored by a bona fide affordable housing agency may apply to the Board of County Commissioners for a waiver of the requirement to purchase Transferable Development Rights. The Board may approve the application in whole or in part provided that no more than 30% of the existing housing stock within the Town Center meets the State definition of affordable housing, the proposed development is consistent with the provision related to residential development listed in the Lusby Master Plan and the proposed development meets all other requirements in this Ordinance.

Solomons Town Center Zoning Ordinance

SECTION 5-1.08 Residential Density, Minimum Lot Size, and Lot Width Requirements in the Solomons Town Center

B. Application of Transferable Development Rights (TDRs).

2. Additional residential dwelling units may be permitted with the application of TDRs up to the maximum density allowed by sub-paragraph “A” of this section. The application of five TDRs is required for each additional dwelling unit above the base density of one unit per acre.

SECTION 6-12.07 Sub-Area C1 Form-based Code, Permitted Land Uses

C. Residential Uses

- 2.a. TDRs are required for each residential unit after the first unit per buildable lot as of 9/22/09. Purchase of five Calvert County TDRs is required for each additional unit over one dwelling unit per acre.