

Pertaining to the Amendments of the Calvert County
and Solomons Town Center Zoning Ordinances
(Calvert County Zoning Ordinance Article 3 Land Use Charts; Section 3-1.10, Institutional
Uses & Definitions, Sections 3-2.01 through 3-2.07 Town Center Land Use Charts and
Conditions, Table 6-2 Number Of Parking Spaces Required and Article 12 Definitions;
Solomons Town Center Zoning Ordinance Section 3-1.10 Institutional Uses,
Sections 5-1.08.A.2.a, 5-1.08.B.3.c, 5-1.11.C.)
RE: Continuing Care Retirement Communities
(Text Amendment Case No. 13-13)

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 (the "Board of County Commissioners") 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"), CCZO Section 3-1.10 Use #2, Sections 3-2.01 through 3-2.07 Use #2, Table 6-2 and Article 12 Definitions and STCZO Section 3-1.10, Use #2, Sections 5-1.08.A.2.a, 5-1.08.B.3.c and 5-1.11.C;

WHEREAS, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the "Planning Commission")

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Ordinance No. 36-14

RE: Text Amendment Case No. 13-13

Amendments to the Calvert County and Solomons Town Center Zoning Ordinances

RE: Continuing Care Retirement Communities

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conducted a joint public hearing on July 15, 2014, 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 close the record and 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 and Solomons Town Center Zoning Ordinances 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 3-1.10, Institutional Uses & Definitions, Use #2; Sections 3-2.01 through 3-2.07 Town Center Land Use Charts, Use #2; and Conditions, Table 6-2 Number Of Parking Spaces Required; and Article 12 Definitions of the CCZO; STCZO Section 3-1.10 Institutional Uses, Use #2; and Sections 5-1.08.A.2.a, 5-1.08.B.3.c, 5-1.11.C 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.

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Ordinance No. 36-14

RE: Text Amendment Case No. 13-13

Amendments to the Calvert County and Solomons Town Center Zoning Ordinances

RE: Continuing Care Retirement Communities

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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 without publication of a fair summary.

DONE, this 15th day of July 2014 by the Board of County Commissioners of Calvert County, Maryland.

Aye: 5
Nay: 0
Absent/Abstain: 0

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND

Maureen L. Frederick, Clerk

Pat Nutter, President

Approved for legal sufficiency on August 20, 2014

Steven R. Weems, Vice-President

by:

Gerald W. Clark

John B. Norris, III, County Attorney

Susan Shaw

Evan K. Slaughenhoupt Jr.

Received for Record Aug 27 2014 at 10:00 o'clock A.M. Same day recorded in Liber KPS No. 45 Folia 350 COUNTY COMMISSIONERS ORDINANCES AND RESOLUTION.

Handwritten signature: Jerry P. Smith

Calvert County Zoning Ordinance
Article 3: Land Use Charts

Exhibit A

USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
1.	College or University (5/22/13) <i>An institutional facility for tertiary or higher levels of education. Includes buildings, structures, or facilities that by design and construction are primarily intended for the education of students including accessory associated uses, including, without limitation, dormitories, office buildings, athletic fields, etc.</i>			C							P	A College or University is permitted in the RD District only if the property is within the one-mile radius of a Town Center as described in Section 2-8.10.B.
2.	Continuing Care Retirement Community <i>A community developed and operated pursuant to a Certificate of Registration issued by the Maryland State Department of Aging under Title 10, Subtitle 4 of the Human Services Article, Maryland Annotated Code, for the purpose of providing 'continuing care', as that term is defined in Maryland Annotated Code, Human Services Article, section 10-401 et seq, as amended from time to time.</i>											
	Day Care Center <i>An establishment enrolling four or more clients and where tuition, fees, or other forms of compensation for the care of the clients may be charged, and which is licensed.</i>											
23a.	Day Care Center, 8 Clients or Less (10/20/11) (3/30/12)	C	C	C		C	C	C	C	C	C	<ol style="list-style-type: none"> 1. On-premise signs shall be limited to 16 square feet in size. No off-premise signs shall be permitted; and 2. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 3. A Special Exception is required if the use does not have direct access on a publicly-owned and maintained right-of-way.

Black Font – existing text
Red Font – proposed text

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USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
23b.	Day Care Center, 9 to 19 Clients (9/22/09) (10/20/11) (3/30/12) (4/16/12)	C	C	SC		C	C	C	C	C	C	<ol style="list-style-type: none"> 1. On-premise signs shall be limited to 16 square feet in size. No off-premise signs shall be permitted; and 2. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 3. A Special Exception is required if the use does not have direct access on a publicly-owned and maintained right-of-way. 4. in the I-1 and EC Districts only, the following additional condition shall apply: the Day Care Center shall not be open to the public, but shall only provide care to children of employees of businesses located: <ol style="list-style-type: none"> a. on-site; or b. other businesses located within the same I-1 or EC zoning district boundary as the Day Care Center; or c. other businesses located within I-1 or EC Districts which adjoin the I-1 or EC zoning district within which the Day Care Center is located. <p>The Day Care Center shall maintain records demonstrating compliance with this condition.</p>
23c.	Day Care Center, 20 to 40 Clients (9/22/09) (10/20/11) (4/16/12)	SC	SC	SC				C	C	C	C	<ol style="list-style-type: none"> 1. The Day Care Center shall receive site plan approval in accordance with Article 4 and 6; and 2. on-premise signs shall be limited to 16 square feet in size. No off-premise signs shall be permitted; and 3. in the I-1 and EC Districts only, the following additional condition shall apply: the Day Care Center shall not be open to the public, but shall only provide care to children of employees of businesses located: <ol style="list-style-type: none"> a. on-site; or b. other businesses located within the same I-1 or EC zoning district boundary as the Day Care Center; or c. other businesses located within I-1 or EC Districts which adjoin the I-1 or EC zoning district within which the Day Care Center is located. <p>The Day Care Center shall maintain records demonstrating compliance with this condition.</p>

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USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
23d.	Day Care Center, 41 or More Clients (9/22/09) (10/20/11) (4/16/12)	SC	SC	SC					SC		SC	<ol style="list-style-type: none"> 1. In all Districts, the Day Care Center shall receive site plan approval in accordance with Article 4 and 6; and 2. In all Districts, on-premise signs shall be limited to 16 square feet in size. No off-premise signs shall be permitted; and 3. In the Farm and Forest District, the following additional conditions apply: <ol style="list-style-type: none"> a. the property on which the Day Care Center is located must share a common boundary with and lie directly adjacent to an elementary or middle school; and b. a pedestrian walkway to that school shall be provided; and c. the number of clients shall be limited to no more than 80. 4. In the Rural Community District and Residential District, the number of clients shall be limited to no more than 120. 5. In the Rural Commercial District, the maximum number of clients shall be set by the Board of Appeals. 6. In the EC District, the following additional conditions shall apply: <ol style="list-style-type: none"> a. the maximum number of clients shall be set by the Board of Appeals; and b. the Day Care Center shall not be open to the public, but shall only provide care to children of employees of businesses located on-site and other businesses located within adjoining EC Districts only. <p>The Day Care Center shall maintain records demonstrating compliance with this condition.</p>
3.4.	Elementary or Secondary School (9/22/09) (10/20/11) (8/5/13) <i>An educational facility that typically includes pre-kindergarten through twelfth grades. Includes buildings, structures, or facilities that by design and construction are primarily intended for the education of students including accessory associated uses, including, without limitation, dormitories, office buildings, athletic fields, etc.</i>	C	P	C							C	<ol style="list-style-type: none"> 1. In the RD & EC, private schools, shall meet the conditions imposed on Day Care Centers, based on the maximum number of students allowed as per the State accreditation requirements. 2. Elementary and secondary schools shall be permitted within the FFD upon lots and parcels that have been operated as schools since before May 1, 2006 and upon adjoining lots and parcels under common ownership to be used for a common purpose.

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USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
<u>4.5.</u>	Fire and/or Rescue Service (9/22/09) <i>An institutional facility that functions as a dispatch for fire and/or rescue services and which houses related equipment and/or personnel.</i>		P	P				P	P	P	P	
<u>5.6.</u>	Hospital (9/22/09) <i>An institution providing primary health services, medical and surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities and training facilities.</i>											
<u>6.7.</u>	Library (9/22/09) <i>A facility intended primarily for the repository of books and other similar items for public appreciation and information.</i>			S C			SC		P	P		<ol style="list-style-type: none"> 1. A Library is permitted in the RD District only if the property is within the one-mile radius of a Town Center as described in Section 2-10.02.C. 2. The requirements of Section 2-10.04 shall apply to Historic Districts.
<u>7.8.</u>	Museum (9/22/09) <i>A facility intended primarily for the exhibit and/or repository and/or research of books, artworks, artifacts, archives and other similar items for public appreciation and information. Accessory sales and services may be permitted.</i>	S	S	SC			SC		P	P		<ol style="list-style-type: none"> 1. A Museum is permitted in the RD District only if the property is within the one-mile radius of a Town Center as described in Section 2-10.02.C; and 2. the requirements of Section 2-10.04 shall apply to Historic Districts.
<u>8.9.</u>	Nursing or Convalescent Home (9/22/09) <i>An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.</i>			C					P			A Nursing or Convalescent Home is permitted in the RD District only if the property is within the one-mile radius of a Town Center as described in Section 2-10.02.C.

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USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
	Place of Worship, Parish Hall, Convent, Monastery or Rectory <i>A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory associated uses.</i>											
910a.	Place of Worship, Parish Hall, Convent, Monastery or Rectory, with seating capacity of all sanctuaries combined less than or equal to 1500 (4/22/08)	SC	P	P			P		P			<ol style="list-style-type: none"> 1. A Place of Worship, Parish Hall, Convent, Monastery or Rectory, as defined by this Section, existed on the property prior to the adoption of this Ordinance (May 1, 2006); and 2. There has been no lapse in use of the pre-existing Place of Worship, Parish Hall, Convent, Monastery or Rectory since May 1, 2006; and 3. If the expansion is to exceed that which is permitted by Section 2-6.01.A (non-conforming uses), the expansion shall be restricted to a maximum seating capacity of 400; and 4. The expansion shall be restricted to the parcel as it existed at the time of adoption of this Ordinance (no additional Farm and Forest District land may be used to accommodate the expansion).
910b.	Place of Worship, Parish Hall, Convent, Monastery or Rectory, with seating capacity of all sanctuaries combined greater than 1500 (9/22/09)		SC	SC			SC		SC			The property shall be located within the one-mile radius of a Town Center as described in Section 2-10.02.C.
10.11.	Public or Governmental Building (9/22/09) <i>A building that is constructed, owned, or leased by a local, state, or federal government.</i>		P	P				P	P	P	P	
11.12.	Public or Non-Profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc. (08/07/07) (9/22/09) <i>An area used primarily for recreational activities and owned by a government, institution, or non-profit organization.</i>	SC	C	C	C							<ol style="list-style-type: none"> 1. In the WL District, no buildings shall be constructed. 2. In all other Districts, only buildings that are accessory to the primary use such as restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions, accessory offices and meeting space, etc. shall be permitted.

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USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
12 .13.	Public Utility Lines & Accessory Structures (08/07/07) (9/22/09) <i>Underground gas mains and pipes and underground and overhead electrical and communications wires, cables, pipes, conduits, and their supporting poles, towers or repeaters, boosters, anodes, regulating and measuring devices, and the minor buildings or structures in which they may be housed, including but not limited to substations for transforming, boosting, switching or pumping purposes, where such facilities are constructed on the ground. This definition does not include other uses defined separately by this Ordinance (e.g., Commercial Power Generating Facility, Communications Tower, etc.)</i>	P	P	P	P	P	P	P	P	P	P	
13 .14.	Solid Waste Collection Site (9/22/09)	C	C	C				C				It shall be constructed and maintained in accordance with the Comprehensive Solid Waste Management Plan.
14 .15.	Temporary Structure Incidental to Schools (classroom relocatables) (9/22/09) <i>A structure containing one or more rooms, each of which is designed, intended, and equipped for use as a place for formal instruction of pupils by a teacher in a school, not constructed with a permanent foundation and which shall not remain permanently on the site.</i>	P	P	P				P	P	P	P	
15 16a.	Treatment Facility, Wastewater (9/22/09)	C	C	C				C	C	C	C	It shall be constructed and maintained in accordance with the Comprehensive Water & Sewerage Plan.
15 16b.	Treatment Facility, Water Supply (9/22/09)	C	C	C				C	C	C	C	It shall be constructed and maintained in accordance with the Comprehensive Water & Sewerage Plan.

PRODD # 516358

DUNKIRK TOWN CENTER		
USE #	3-2.01 DUNKIRK TABLE OF LAND USES - INSTITUTIONAL	TC
1.	College or University	P
2.	Continuing Care Retirement Community	C
2. <u>3.</u>	Day Care Center: 19 Clients or Less	P
3. <u>4.</u>	Day Care Center: 20 or More Clients	S
4. <u>5.</u>	Elementary or Secondary School	P
5. <u>6.</u>	Fire and/or Rescue Service	P
6. <u>7.</u>	Hospital	P
7. <u>8.</u>	Library	P
8. <u>9.</u>	Museum	P
9. <u>10.</u>	Nursing or Convalescent Home	P
10. <u>11.</u>	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P
11. <u>12.</u>	Public or Governmental Building	P
12. <u>13.</u>	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P
13. <u>14.</u>	Public Utility Lines & Accessory Structures	S2
14. <u>15.</u>	Solid Waste Collection Site	
15. <u>16.</u>	Temporary Structure Incidental to Schools (classroom relocatables)	P
16. <u>17.</u>	Wastewater Treatment Facility	SC
17. <u>18.</u>	Water Supply Treatment Facility	P

3-2.01.A Dunkirk Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

Institutional Use #~~16~~17 Wastewater Treatment Facility – See CCZO for conditions.

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OWINGS TOWN CENTER

USE #	3-2.02 OWINGS TABLE OF LAND USES - INSTITUTIONAL	EDGE	VILLAGE	CORE
1.	College or University		P	P
2.	Continuing Care Retirement Community	C	C	C
2. <u>3.</u>	Day Care Center	P	P	P
3. <u>4.</u>	Elementary or Secondary School		P	P
4. <u>5.</u>	Fire and/or Rescue Service			P
5. <u>6.</u>	Hospital			
6. <u>7.</u>	Library	P	P	P
7. <u>8.</u>	Museum	P	P	P
8. <u>9.</u>	Nursing or Convalescent Home	P	P	P
9. <u>10.</u>	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P
10. <u>11.</u>	Public or Governmental Building		P	P
11. <u>12.</u>	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P
12. <u>13.</u>	Public Utility Lines & Accessory Structures			
13. <u>14.</u>	Solid Waste Collection Site			S
14. <u>15.</u>	Temporary Structure Incidental to School (classroom relocatable)		P	P
15. <u>16.</u>	Wastewater Treatment Facility			C
16. <u>17.</u>	Water Supply Treatment Facility			P

3-2.02.A Owings Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

- 1. The facility shall be operated in accordance with all applicable State and Federal requirements; and**
- 2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.**

Institutional Use #~~4~~5~~16~~ Wastewater Treatment Facility – See CCZO for conditions.

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HUNTINGTOWN TOWN CENTER

USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – INSTITUTIONAL	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	College or University	P	P	P
2. <u>2.</u>	Continuing Care Retirement Community	C <u>C</u>	C <u>C</u>	C <u>C</u>
2. <u>3.</u>	Day Care Center	P	P	P
3. <u>4.</u>	Elementary or Secondary School	P	P	P
4. <u>5.</u>	Fire and/or Rescue Service	P	P	P
5. <u>6.</u>	Hospital	P	P	P
6. <u>7.</u>	Library	P	P	P
7. <u>8.</u>	Museum	P	P	P
8. <u>9.</u>	Nursing or Convalescent Home	P	P	P
9. <u>10.</u>	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P
10. <u>11.</u>	Public or Governmental Building	P	P	P
11. <u>12.</u>	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P
12. <u>13.</u>	Public Utility Lines & Accessory Structures	S2	S2	S2
13. <u>14.</u>	Solid Waste Collection Site			C
14. <u>15.</u>	Temporary Structure Incidental to School (classroom relocatables)	P	P	P
15. <u>16.</u>	Wastewater Treatment Facility	S	S	
16. <u>17.</u>	Water Supply Treatment Facility	P	P	P

3-2.03.A Huntingtown Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

Institutional Use #~~13~~14 Solid Waste Collection Sites - provided that they are in accordance with the Calvert County Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.

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PRINCE FREDERICK TOWN CENTER									
USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES – INSTITUTIONAL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
1.	College or University	P	P	P	P	P	P	P	P
2. 2.	Continuing Care Retirement Community	C	C	C	C	C	C	C	C
2. 3.	Day Care Center:								
3. 4.	12 Clients or Less	P	P	P	P	P	P	P	P
4. 5.	13 to 19 Clients	P	S	P	P	P	P	P	P
5. 6.	20 or More Clients				S	P	P	P	P
6. 7.	Elementary or Secondary School	P	P	P	P	P	P	P	P
7. 8.	Fire and/or Rescue Service	P		P		P	P	P	P
8. 9.	Hospital	P		P		P	P	P	P
9. 10.	Library	P	P	P	P	P	P	P	P
10. 11.	Museum	P	P	P	P	P	P	P	P
11. 12.	Nursing or Convalescent Home	P	P	P	P	P	P	P	P
12. 13.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P	P	P	P	P	P
13. 14.	Public or Governmental Building	P	P	P	P	P	P	P	P
14. 15.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P	P	P	P	P	P
15. 16.	Public Utility Lines & Accessory Structures	S2	S2	S2	S2	S2	S2	S2	S2
16. 17.	Solid Waste Collection Site					C	C	C	C
17. 18.	Temporary Structure Incidental to Schools (classroom relocatables)	P	P	P	P	P	P	P	P
18. 19.	Wastewater Treatment Facility								
19. 20.	Water Supply Treatment Facility	P	P	P	P	P	P	P	P

3-2.04.A Prince Frederick Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. **The facility shall be operated in accordance with all applicable State and Federal requirements; and**
2. **site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.**

Institutional Use #~~16~~**17** Solid Waste Collection Sites, provided that they are in accordance with the Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.

ST. LEONARD TOWN CENTER				
USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – INSTITUTIONAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	College or University	P		P
2.	Continuing Care Retirement Community	C	C	
2. 3.	Day Care Center: 12 or Less Clients	P	P	P
3. 4.	Day Care Center: 13 or More Clients	S	S	P
4. 5.	Elementary or Secondary School	P	S	
5. 6.	Fire and/or Rescue Service	P	S2	P
6. 7.	Hospital	P	S2	
7. 8.	Library	P	P	
8. 9.	Museum	P	P	
9. 10.	Nursing or Convalescent Home	P	P	
10. 11.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	
11. 12.	Public or Governmental Building	P	P	P
12. 13.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	
13. 14.	Public Utility Lines & Accessory Structures	S2		P
14. 15.	Solid Waste Collection Site		S1	
15. 16.	Temporary Structure Incidental to School (classroom relocatable)	P	P	
16. 17.	Wastewater Treatment Facility	C		C
17. 18.	Water Supply Treatment Facility	P		P

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

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

Institutional Use #~~16~~17 Wastewater Treatment Facility – See CCZO for conditions.

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LUSBY TOWN CENTER						
USE #	3-2.06 LUSBY TABLE OF LAND USES – INSTITUTIONAL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	College or University	P				P
2.	Continuing Care Retirement Community	C	C	C	C	C
2. 3.	Day Care Center	P	P	P	P	P
3. 4.	Elementary or Secondary School	P		P	P	P
4. 5.	Fire and/or Rescue Service					P
5. 6.	Hospital					
6. 7.	Library	P		P	P	
7. 8.	Museum	P		P	P	
8. 9.	Nursing or Convalescent Home	P	P	P	P	P
9. 10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P	P	P
10. 11.	Public or Governmental Building	P	P	P	P	P
11. 12.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P		P	P	
12. 13.	Public Utility Lines & Accessory Structures					
13. 14.	Solid Waste Collection Site					
14. 15.	Temporary Structural Incidental to School (classroom relocatable)	P		P	P	P
15. 16.	Wastewater Treatment Facility					
16. 17.	Water Supply Treatment Facility		P			

3-2.06.A Lusby Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

MK 0045 PG 364

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – INSTITUTIONAL	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
1.	College or University		P	P				S								S						
<u>2.</u>	<u>Continuing Care Retirement Community</u>											<u>C</u>				<u>C</u>					<u>C</u>	
<u>23a.</u>	Day Care Center, 3 Clients or Less	P	P	P	P			P	P*	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>23b.</u>	Day Care Center, 12 Clients or Less							P	P*	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>23c.</u>	Day Care Center, 13 or More Clients							S	S*	S	S	S	S	S	S	S	S	S	S	S	S	
<u>3.4.</u>	Elementary or Secondary School																					
<u>4.5.</u>	Fire and/or Rescue Service											P			P	P						
<u>5.6.</u>	Hospital											P										
<u>6.7.</u>	Library		P	P	S		S	P	S	S*	S	S	P		P	P	P				P	
<u>7.8.</u>	Museum		P	P	S		S	P	S	S*	S	S	P		P	P	P				P	
<u>8.9.</u>	Nursing or Convalescent Home				P							P				P					P	
<u>9.10.</u>	Place of Worship, Parish Hall, Convent, Monastery or Rectory		P		P			P	P*	P		P	P	P	P	P	P	P			P	P
<u>10.11.</u>	Public or Governmental Building		P	P	P		P	P	P*	P		P	P	P	P	P	P	P	P	P	P	
<u>14.12.</u>	Public or Non-Profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.		S1	P	S1		P	S1	S1*	S1		P	P	P	P	P	P	S1	P	P	P	
<u>12.13.</u>	Public Utility Lines & Accessory Structures	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>13.14.</u>	Solid Waste Collection Site																					
<u>14.15.</u>	Temporary Structure Incidental to Schools (classroom relocatable)																					
<u>15a.16a.</u>	Treatment Facility, Wastewater																					
<u>16b.16b.</u>	Treatment Facility, Water Supply																					

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

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3-2.07.A Solomons Town Center Conditional Uses

USE #	SOLOMONS INSTITUTIONAL USES	CONDITIONS
2.	<u>Continuing Care Retirement Community</u>	<ol style="list-style-type: none"> 1. <u>The facility shall be operated in accordance with all applicable State and Federal requirements; and</u> 2. <u>site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.</u>
<p>None of the uses listed in the Table of Land Uses are conditional. Therefore, no conditions are included in this Section. For Use Definitions, see Article 12 of the Calvert County Zoning Ordinance.</p>		

BK 0045 PG 366

Solomons Town Center Zoning Ordinance:

USE #	SOLOMONS TABLE OF LAND USES – 3-1.10 INSTITUTIONAL 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
1.	College or University		P	P				S								S						
2.	Continuing Care Retirement Community											C				C					C	
23a.	Day Care Center, 3 Clients or Less	P	P	P	P			P	P*	P	P	P	P	P	P	P	P	P	P	P	P	P
23b.	Day Care Center, 12 Clients or Less							P	P*	P	P	P	P	P	P	P	P	P	P	P	P	P
23c.	Day Care Center, 13 or More Clients							S	S*	S	S	S	S	S	S	S	S	S	S	S	S	S
3.4.	Elementary or Secondary School																					
4.5.	Fire and/or Rescue Service											P			P	P						
5.6.	Hospital											P										
6.7.	Library		P	P	S		S	P	S	S*	S	S	P			P	P	P			P	
7.8.	Museum		P	P	S		S	P	S	S*	S	S	P			P	P	P			P	
8.9.	Nursing or Convalescent Home				P							P				P					P	
9.10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory		P		P			P	P*	P		P	P	P	P	P	P	P			P	P
10.11.	Public or Governmental Building		P	P	P			P	P	P*	P		P	P	P	P	P	P	P	P	P	P
11.12.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.		S1	P	S1			P	S1	S1*	S1		P	P	P	P	P	S1	P	P		
12.13.	Public Utility Lines & Accessory Structures	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13.14.	Solid Waste Collection Site																					
14.15.	Temporary Structure Incidental to Schools (classroom relocatable)																					
15a.16a.	Treatment Facility, Wastewater																					
15b.16b.	Treatment Facility, Water Supply																					

² For Institutional Uses permitted in the C1 Sub-area, see Section 6-12.07 of this Ordinance.

BK00045PG367

3-2 Solomons Table of Conditional Uses & Definitions

USE #	3-2.10 INSTITUTIONAL USES & DEFINITIONS <i>(in italics)</i>	CONDITIONS
<u>2.</u>	<u>Continuing Care Retirement Community</u>	<ol style="list-style-type: none"> 1. <u>The facility shall be operated in accordance with all applicable State and Federal requirements; and</u> 2. <u>site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.</u>
<p>None of the uses listed in the Table of Land Uses are conditional. Therefore, no conditions are included in this Section. For Use Definitions, see Article 12 of the Calvert County Zoning Ordinance.</p>		

BK 00045 PG 368

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Condominium	A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.
Conservation Easement	A non-possessory interest in land which restricts the manner in which the land may be developed in an effort to preserve or manage natural resources.
Conservation, Forest	<u>See: Forest Conservation</u>
Conservation, Species in Need of	<u>See: Species in Need of Conservation</u>
Construction, Substantial	<u>See: Substantial Construction</u>
<u>Continuing Care Retirement Community</u>	<u>A community developed and operated pursuant to a Certificate of Registration issued by the Maryland State Department of Aging under Title 10, Subtitle 4 of the Human Services Article, Maryland Annotated Code, for the purpose of providing 'continuing care', as that term is defined in Maryland Annotated Code, Human Services Article, section 10-401 et seq, as amended from time to time.</u>
Convention Center	A facility in a completely enclosed building used for corporate, trade and professional meetings, training seminars, trade shows and/or exhibition of products and technology and that may include supporting dining, lodging and recreational facilities as accessory uses.
Conventional Lot Density	The maximum number of lots that may be created from a property after subtracting wetland acres and after factoring any exception lots for which the property may be eligible.
Corner Lot	A lot abutting upon two or more roads (not including alleys) at their intersection.
Corniced Parapet (9/22/09)	A horizontal molded projection coupled with a low wall on the edge of a roof designed to screen the roof and/or equipment that may be on the roof.
Corporate Headquarters	An office or complex of offices serving as the primary head office of a commercial or industrial corporation.
Corridor, Wildlife	<u>See: Wildlife Corridor</u>
County	Calvert County, Maryland.
Covenant, Restrictive	<u>See: Restrictive Covenant</u>
Covenants, Age-Restricted Housing Community	<u>See: Age-Restricted Housing Community Covenants</u>
Cover Crop	The establishment of a vegetative cover to protect soils from erosion and to restrict pollutants from entering the waterways.
Cover, Forest	<u>See: Forest Cover</u>



TABLE 6-2 NUMBER OF PARKING SPACES REQUIRED

TABLE 6-2 NUMBER OF PARKING SPACES REQUIRED	
INSTITUTIONAL USES	PARKING CATEGORY
College or University	1 per 150 square feet + 1 per 4 seats in auditorium
<u>Continuing Care Retirement Community</u>	<u>1.25 per residential dwelling unit + 1 per 5 beds + 1 per on-duty employee</u>
Day Care Center	3 per teaching station
Elementary, Middle and High School	Elementary: 3 per teaching station Middle: 3 per teaching station + 1 per 4 seats in auditorium (whichever is greater) High: 1 per 4 seats or 5 per teaching station (whichever is greater)
Fire and/or Rescue Service	1 per 4 persons legal occupancy
Hospital	C
Library	1 per employee + 1 per 200 gross floor area
Museum	1 per employee + 1 per 200 gross floor area
Nursing or Convalescent Home	1 per 5 beds + 1 per on-duty employee
Place of Worship, Parish Hall, Convent, Monastery or Rectory	1 per 4 persons legal occupancy
Public or Governmental Building	C
Public Utility Lines & Accessory Structures	A
Solid Waste Collection Site	A
Temporary Structure Incidental to Schools (classroom relocatables)	A
Treatment Facility, Wastewater	A
Treatment Facility, Water Supply	A
KEY TO TABLE:	
PARKING CATEGORY	NUMBER OF SPACES
A – Very Low Parking Generation Group and/or Seasonal Uses	A minimum of four spaces shall be required. In addition, the parking area shall be adequate in size so that there is no parking on the right-of-way. Parking areas shall meet all other requirements of this Section.
B – Low Parking Generation Group	One space per 300 square feet net floor area.
C – Normal Parking Generation Group	One per 200 square feet net floor area.
D – High Parking Generation Group	One per 150 square feet net floor area.
E – Eating Establishments	One per 50 square feet of gross floor area, including all indoor and outdoor patron area (10/13/10)
N/A	No parking required.

Solomons Town Center Zoning Ordinance:

TABLE 5-1 ³ SETBACK REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT											
Single-Family Detached Residential Setback Requirement ⁴	South of Lore Road										
	B1	B2	B3	B4	C1 ¹	C2	C3	C4	C5	C6	C7
15 feet from South Solomons Island Road Right-of-Way (R/W)						N/A	✓	✓	✓	✓	
10 feet from all other R/W	✓	✓	✓	✓		N/A	✓	✓	✓	✓	✓
6 feet from side property lines	✓	✓	✓	✓		N/A	✓	✓	✓	✓	✓
20 feet from rear property line	✓	✓	✓	✓		N/A	✓	✓	✓	✓	✓
Single-Family Detached Residential Setback Requirement	North of Lore Road										
	A	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
100 feet from Route 2/4 Right-of-Way (R/W)	✓	✓	✓		✓	✓				✓	✓
50 feet from Dowell Road R/W				✓	✓	✓	✓	✓	✓		
25 feet from all other R/W	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6 feet from side property lines	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
20 feet from rear property line	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

5-1.08 Residential Density, Minimum Lot Size, and Lot Width Requirements in the Solomons Town Center
 The provisions of Section 5-1.08 of the Calvert County Zoning Ordinance are replaced by the following requirements in the Solomons Town Center:

TABLE 5-3 **RESERVED**

- A. Maximum Density.
 1. For new residential development, the base density for all Sub-areas shall not exceed one dwelling unit per acre without the application of Transferable Development Rights (TDRs).
 2. In the C6 Sub-area, the base density may be increased to a maximum of 10 dwelling units per acre with the application of TDRs (see sub-paragraph 'B' of this Section). In the C7 Sub-areas, the base density may be increased to a maximum of four dwelling units per acre with the application of TDRs. For maximum density allowed in the C1 Sub-area, see Section 6-12 of this Ordinance. In all other Sub-areas, the base density may be increased to a maximum of seven dwelling units per acre with the application of TDRs.
 - a. **For Continuing Care Retirement Communities, the base density may be increased to a maximum of 10 dwelling units per acre with the application of TDR's as reduced pursuant to Section 5-1.08(B)(3)(c).**

³ Table 5-1 of this Ordinance replaces Table 5-2 of the Calvert County Zoning Ordinance.

⁴ For setback requirements for residential uses other than single-family detached (e.g., townhouses, multi-family, etc.), see Section 5-3.03 of the Calvert County Zoning Ordinance. For mixed use and non-residential setback requirements, see Article 6 of this Ordinance.

3. The maximum density in all Sub-areas shall be subject to the Critical Area regulations contained in Article 8 of the Calvert County Zoning Ordinance.
 4. The maximum density of a buildable lot shall be based on the gross acreage, including any existing or proposed non-residential development on the property. To determine the maximum density allowed with the application of TDRs, the following formulas shall be used:
 - a. In the C6 Sub-area (density = 10 dwelling units/acre): Divide the gross acreage of the property by 4,356 ($1/10^{\text{th}}$ of an acre) and round down to the nearest integer.
 - b. In the C7 Sub-areas (density = 4 dwelling units/acre): Divide the gross acreage of the property by 10,890 ($1/4^{\text{th}}$ of an acre) and round down to the nearest integer.
 - c. For all properties in the Limited Development Area (LDA) of the Critical Area (density = 4 dwelling units/acre): Divide the gross acreage of the property by 10,890 ($1/4^{\text{th}}$ of an acre) and round down to the nearest integer.
 - d. For all properties in the C1 Sub-area, see Section 6-12.
 - e. For all other properties (density = 7 dwelling units/acre): Divide the gross acreage of the property by 6,222 ($1/7^{\text{th}}$ of an acre) and round down to the nearest integer.
- B. Application of Transferable Development Rights (TDRs).
1. Five TDRs shall be applied as specified in sub-paragraph B.2 of this Section for each new buildable lot recorded after the adoption of this Ordinance (9/22/09), or each new dwelling unit given final site plan approval after the adoption of this Ordinance (9/22/09).

Exceptions. The application of TDRs is not required in the following instances:

 - a. If a buildable lot is vacant at the time of adoption of this Ordinance (9/22/09), and is later subdivided into additional buildable lots, one dwelling unit may be constructed on one of those lots without the application of TDRs.
 - b. One dwelling unit is permitted per buildable lot if the lot was in existence as of the date of adoption of this Ordinance (9/22/09), and meets the requirements of Section 5-1.09 of the Calvert County Zoning Ordinance.
 - c. One apartment that is accessory to a single-family detached residence and which complies with the requirements of Section 3-2.03, Use #1a, of this Ordinance is permitted.
 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. For example, if the maximum density is 10 dwelling units per acre, five TDRs each are required for nine of the dwelling units.
 3. The Board of County Commissioners (BOCC) may reduce the number of TDRs required for new residential development in the following instances:
 - a. For workforce housing as defined in Article 12 of the Calvert County Zoning Ordinance, provided that the conditions specified in Section 5-1.05.B of the Calvert County Zoning Ordinance are met, and the recommendations of the Calvert Housing Opportunity Committee shall be considered.

- b. The BOCC may reduce the number of TDRs required by up to 50% for non-profit organizations which meet Internal Revenue Service 5.01.C.3 criteria and provide public benefit, as determined by the Board of County Commissioners. Public benefit may include Leadership in Energy and Environmental Design (LEED) for Neighborhood Development Certification, Silver (or better) LEED Certification for all buildings and/or the provision of public access lands.

c. For Continuing Care Retirement Communities, the number of TDRs required for new residential development shall be reduced by 50%.

- C. **Minimum Lot Size.** The minimum lot size for residential development is 4,000 square feet in all Sub-areas except C1 (See Section 6-12). A variance in the minimum lot size requirements shall not be granted if doing so will result in an increase in the maximum density allowed.
- D. **Minimum Lot Widths.** There is no minimum lot width in the Sub-areas located south of Lore Road. For properties north of Lore Road, the minimum lot width for residential development shall be 75 feet in all Sub-areas except Sub-areas E1 and E3. In those Sub-areas, the lot width requirements may be reduced below 75 feet if the condition specified in Section 5-1.12 is met.

5-1.09 Development of Previously-Recorded Residential Lots

The provisions of Section 5-1.09 of the Calvert County Zoning Ordinance apply in the Solomons Town Center with the exception of paragraph 'A.1', which does not apply.

5-1.10 Accessory Use Setbacks

The provisions of Section 5-1.10 of the Calvert County Zoning Ordinance apply in the Solomons Town Center with no exceptions.

5-1.11 Height Regulations for Residential Development

The provisions of Section 5-1.11 of the Calvert County Zoning Ordinance are replaced by the following requirements in the Solomons Town Center:

In addition to the height regulations of this Section, all structures shall conform to the Solomons Appearance Code (Section 6-7 of this Ordinance).

- A. The maximum height of a building or structure shall be measured using either of the following methods, whichever allows for a greater height:
 1. from the average elevation of the finished grade at the front of the building facing the street to the highest point of the roof; or
 2. if the first floor of the building is elevated to the 10-foot contour above the mean high water line, the maximum height shall be measured from that point to the highest point of the roof.
- B. In Planning Areas B and C, the height of structures is limited to 2 stories plus a habitable roof, with a 6/12 to 12/12 pitch, but not to exceed 36 feet.
- C. In Planning Areas D, E, and F the height of structures is limited to 3 stories plus a habitable roof, but not to exceed 50 feet. **Notwithstanding the foregoing, the height of any structure which is part of a Continuing Care Retirement Community is limited to 5 stories and shall not exceed 68 feet.**
- D. Exemptions:

1. Fire towers, hose towers, cooling towers, steeples, flag poles, silos, smokestacks, masts, transmission line poles and towers, water tanks, and monuments are exempt from height restrictions unless used for the purpose of camouflaging or concealing wireless communications facilities such as towers or antennas. Such structures shall be subject to the requirements of Section 3-3 of the Calvert County Zoning Ordinance.

Calvert County Zoning Ordinance
Article 3: Land Use Charts

Exhibit B

USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
1.	College or University (5/22/13) <i>An institutional facility for tertiary or higher levels of education. Includes buildings, structures, or facilities that by design and construction are primarily intended for the education of students including accessory associated uses, including, without limitation, dormitories, office buildings, athletic fields, etc.</i>			C							P	A College or University is permitted in the RD District only if the property is within the one-mile radius of a Town Center as described in Section 2-8.10.B.
2.	Continuing Care Retirement Community <i>A community developed and operated pursuant to a Certificate of Registration issued by the Maryland State Department of Aging under Title 10, Subtitle 4 of the Human Services Article, Maryland Annotated Code, for the purpose of providing 'continuing care', as that term is defined in Maryland Annotated Code, Human Services Article, section 10-401 et seq, as amended from time to time.</i>											
	Day Care Center <i>An establishment enrolling four or more clients and where tuition, fees, or other forms of compensation for the care of the clients may be charged, and which is licensed.</i>											
3a.	Day Care Center, 8 Clients or Less (10/20/11) (3/30/12)	C	C	C		C	C	C	C	C	C	<ol style="list-style-type: none"> 1. On-premise signs shall be limited to 16 square feet in size. No off-premise signs shall be permitted; and 2. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 3. A Special Exception is required if the use does not have direct access on a publicly-owned and maintained right-of-way.

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USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
3b.	Day Care Center, 9 to 19 Clients (9/22/09) (10/20/11) (3/30/12) (4/16/12)	C	C	SC		C	C	C	C	C	C	<ol style="list-style-type: none"> 1. On-premise signs shall be limited to 16 square feet in size. No off-premise signs shall be permitted; and 2. The use shall have direct road access on to a publicly-owned and maintained right-of-way, or 3. A Special Exception is required if the use does not have direct access on a publicly-owned and maintained right-of-way. 4. in the I-1 and EC Districts only, the following additional condition shall apply: the Day Care Center shall not be open to the public, but shall only provide care to children of employees of businesses located: <ol style="list-style-type: none"> a. on-site; or b. other businesses located within the same I-1 or EC zoning district boundary as the Day Care Center; or c. other businesses located within I-1 or EC Districts which adjoin the I-1 or EC zoning district within which the Day Care Center is located. <p>The Day Care Center shall maintain records demonstrating compliance with this condition.</p>
3c.	Day Care Center, 20 to 40 Clients (9/22/09) (10/20/11) (4/16/12)	SC	SC	SC				C	C	C	C	<ol style="list-style-type: none"> 1. The Day Care Center shall receive site plan approval in accordance with Article 4 and 6; and 2. on-premise signs shall be limited to 16 square feet in size. No off-premise signs shall be permitted; and 3. in the I-1 and EC Districts only, the following additional condition shall apply: the Day Care Center shall not be open to the public, but shall only provide care to children of employees of businesses located: <ol style="list-style-type: none"> a. on-site; or b. other businesses located within the same I-1 or EC zoning district boundary as the Day Care Center; or c. other businesses located within I-1 or EC Districts which adjoin the I-1 or EC zoning district within which the Day Care Center is located. <p>The Day Care Center shall maintain records demonstrating compliance with this condition.</p>

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USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
3d.	Day Care Center, 41 or More Clients (9/22/09) (10/20/11) (4/16/12)	SC	SC	SC					SC		SC	<ol style="list-style-type: none"> 1. In all Districts, the Day Care Center shall receive site plan approval in accordance with Article 4 and 6; and 2. In all Districts, on-premise signs shall be limited to 16 square feet in size. No off-premise signs shall be permitted; and 3. In the Farm and Forest District, the following additional conditions apply: <ol style="list-style-type: none"> a. the property on which the Day Care Center is located must share a common boundary with and lie directly adjacent to an elementary or middle school; and b. a pedestrian walkway to that school shall be provided; and c. the number of clients shall be limited to no more than 80. 4. In the Rural Community District and Residential District, the number of clients shall be limited to no more than 120. 5. In the Rural Commercial District, the maximum number of clients shall be set by the Board of Appeals. 6. In the EC District, the following additional conditions shall apply: <ol style="list-style-type: none"> a. the maximum number of clients shall be set by the Board of Appeals; and b. the Day Care Center shall not be open to the public, but shall only provide care to children of employees of businesses located on-site and other businesses located within adjoining EC Districts only. <p>The Day Care Center shall maintain records demonstrating compliance with this condition.</p>
4.	Elementary or Secondary School (9/22/09) (10/20/11) (8/5/13) <i>An educational facility that typically includes pre-kindergarten through twelfth grades. Includes buildings, structures, or facilities that by design and construction are primarily intended for the education of students including accessory associated uses, including, without limitation, dormitories, office buildings, athletic fields, etc.</i>	C	P	C							C	<ol style="list-style-type: none"> 1. In the RD & EC, private schools, shall meet the conditions imposed on Day Care Centers, based on the maximum number of students allowed as per the State accreditation requirements. 2. Elementary and secondary schools shall be permitted within the EC District upon lots and parcels that have been operated as schools since before May 1, 2006 and upon adjoining lots and parcels under common ownership to be used for a common purpose.

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USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
5.	Fire and/or Rescue Service (9/22/09) <i>An institutional facility that functions as a dispatch for fire and/or rescue services and which houses related equipment and/or personnel.</i>		P	P				P	P	P	P	
6.	Hospital (9/22/09) <i>An institution providing primary health services, medical and surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities and training facilities.</i>											
7.	Library (9/22/09) <i>A facility intended primarily for the repository of books and other similar items for public appreciation and information.</i>			SC			SC		P	P		<ol style="list-style-type: none"> 1. A Library is permitted in the RD District only if the property is within the one-mile radius of a Town Center as described in Section 2-10.02.C. 2. The requirements of Section 2-10.04 shall apply to Historic Districts.
8.	Museum (9/22/09) <i>A facility intended primarily for the exhibit and/or repository and/or research of books, artworks, artifacts, archives and other similar items for public appreciation and information. Accessory sales and services may be permitted.</i>	S	S	SC			SC		P	P		<ol style="list-style-type: none"> 1. A Museum is permitted in the RD District only if the property is within the one-mile radius of a Town Center as described in Section 2-10.02.C; and 2. the requirements of Section 2-10.04 shall apply to Historic Districts.
9.	Nursing or Convalescent Home (9/22/09) <i>An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.</i>			C					P			A Nursing or Convalescent Home is permitted in the RD District only if the property is within the one-mile radius of a Town Center as described in Section 2-10.02.C.

0045 PG 378

USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
	Place of Worship, Parish Hall, Convent, Monastery or Rectory <i>A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory associated uses.</i>											
10a.	Place of Worship, Parish Hall, Convent, Monastery or Rectory, with seating capacity of all sanctuaries combined less than or equal to 1500 (4/22/08)	SC	P	P			P		P			<ol style="list-style-type: none"> 1. A Place of Worship, Parish Hall, Convent, Monastery or Rectory, as defined by this Section, existed on the property prior to the adoption of this Ordinance (May 1, 2006); and 2. There has been no lapse in use of the pre-existing Place of Worship, Parish Hall, Convent, Monastery or Rectory since May 1, 2006; and 3. If the expansion is to exceed that which is permitted by Section 2-6.01.A (non-conforming uses), the expansion shall be restricted to a maximum seating capacity of 400; and 4. The expansion shall be restricted to the parcel as it existed at the time of adoption of this Ordinance (no additional Farm and Forest District land may be used to accommodate the expansion).
10b.	Place of Worship, Parish Hall, Convent, Monastery or Rectory, with seating capacity of all sanctuaries combined greater than 1500 (9/22/09)		SC	SC			SC		SC			The property shall be located within the one-mile radius of a Town Center as described in Section 2-10.02.C.
11.	Public or Governmental Building (9/22/09) <i>A building that is constructed, owned, or leased by a local, state, or federal government.</i>		P	P				P	P	P	P	
12.	Public or Non-Profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc. (08/07/07) (9/22/09) <i>An area used primarily for recreational activities and owned by a government, institution, or non-profit organization.</i>	SC	C	C	C							<ol style="list-style-type: none"> 1. In the WL District, no buildings shall be constructed. 2. In all other Districts, only buildings that are accessory to the primary use such as restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions, accessory offices and meeting space, etc. shall be permitted.

BK 00045 PG 379

USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
13.	Public Utility Lines & Accessory Structures (08/07/07) (9/22/09) <i>Underground gas mains and pipes and underground and overhead electrical and communications wires, cables, pipes, conduits, and their supporting poles, towers or repeaters, boosters, anodes, regulating and measuring devices, and the minor buildings or structures in which they may be housed, including but not limited to substations for transforming, boosting, switching or pumping purposes, where such facilities are constructed on the ground. This definition does not include other uses defined separately by this Ordinance (e.g., Commercial Power Generating Facility, Communications Tower, etc.)</i>	P	P	P	P	P	P	P	P	P	P	
14.	Solid Waste Collection Site (9/22/09)	C	C	C				C				It shall be constructed and maintained in accordance with the Comprehensive Solid Waste Management Plan.
15.	Temporary Structure Incidental to Schools (classroom relocatables) (9/22/09) <i>A structure containing one or more rooms, each of which is designed, intended, and equipped for use as a place for formal instruction of pupils by a teacher in a school, not constructed with a permanent foundation and which shall not remain permanently on the site.</i>	P	P	P				P	P	P	P	
16a.	Treatment Facility, Wastewater (9/22/09)	C	C	C				C	C	C	C	It shall be constructed and maintained in accordance with the Comprehensive Water & Sewerage Plan.
16b.	Treatment Facility, Water Supply (9/22/09)	C	C	C				C	C	C	C	It shall be constructed and maintained in accordance with the Comprehensive Water & Sewerage Plan.

K0004516380

DUNKIRK TOWN CENTER		
USE #	3-2.01 DUNKIRK TABLE OF LAND USES - INSTITUTIONAL	TC
1.	College or University	P
2.	Continuing Care Retirement Community	C
3.	Day Care Center: 19 Clients or Less	P
4.	Day Care Center: 20 or More Clients	S
5.	Elementary or Secondary School	P
6.	Fire and/or Rescue Service	P
7.	Hospital	P
8.	Library	P
9.	Museum	P
10.	Nursing or Convalescent Home	P
11.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P
12.	Public or Governmental Building	P
13.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P
14.	Public Utility Lines & Accessory Structures	S2
15.	Solid Waste Collection Site	
16.	Temporary Structure Incidental to Schools (classroom relocatables)	P
17.	Wastewater Treatment Facility	SC
18.	Water Supply Treatment Facility	P

3-2.01.A Dunkirk Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

Institutional Use #17 Wastewater Treatment Facility – See CCZO for conditions.

BK 00045 PG 381

OWINGS TOWN CENTER				
USE #	3-2.02 OWINGS TABLE OF LAND USES - INSTITUTIONAL	EDGE	VILLAGE	CORE
1.	College or University		P	P
2.	Continuing Care Retirement Community	C	C	C
3.	Day Care Center	P	P	P
4.	Elementary or Secondary School		P	P
5.	Fire and/or Rescue Service			P
6.	Hospital			
7.	Library	P	P	P
8.	Museum	P	P	P
9.	Nursing or Convalescent Home	P	P	P
10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P
11.	Public or Governmental Building		P	P
12.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P
13.	Public Utility Lines & Accessory Structures			
14.	Solid Waste Collection Site			S
15.	Temporary Structure Incidental to School (classroom relocatable)		P	P
16.	Wastewater Treatment Facility			C
17.	Water Supply Treatment Facility			P

3-2.02.A Owings Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

Institutional Use #16 Wastewater Treatment Facility – See CCZO for conditions.

BK0004596382

HUNTINGTOWN TOWN CENTER

USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – INSTITUTIONAL	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	College or University	P	P	P
2.	Continuing Care Retirement Community	C	C	C
3.	Day Care Center	P	P	P
4.	Elementary or Secondary School	P	P	P
5.	Fire and/or Rescue Service	P	P	P
6.	Hospital	P	P	P
7.	Library	P	P	P
8.	Museum	P	P	P
9.	Nursing or Convalescent Home	P	P	P
10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P
11.	Public or Governmental Building	P	P	P
12.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P
13.	Public Utility Lines & Accessory Structures	S2	S2	S2
14.	Solid Waste Collection Site			C
15.	Temporary Structure Incidental to School (classroom relocatables)	P	P	P
16.	Wastewater Treatment Facility	S	S	
17.	Water Supply Treatment Facility	P	P	P

3-2.03.A Huntingtown Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

Institutional Use #14 Solid Waste Collection Sites - provided that they are in accordance with the Calvert County Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.

BK0004596383

PRINCE FREDERICK TOWN CENTER									
USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES – INSTITUTIONAL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
1.	College or University	P	P	P	P	P	P	P	P
2.	Continuing Care Retirement Community	C	C	C	C	C	C	C	C
3.	Day Care Center:								
4.	12 Clients or Less	P	P	P	P	P	P	P	P
5.	13 to 19 Clients	P	S	P	P	P	P	P	P
6.	20 or More Clients				S	P	P	P	P
7.	Elementary or Secondary School	P	P	P	P	P	P	P	P
8.	Fire and/or Rescue Service	P		P		P	P	P	P
9.	Hospital	P		P		P	P	P	P
10.	Library	P	P	P	P	P	P	P	P
11.	Museum	P	P	P	P	P	P	P	P
12.	Nursing or Convalescent Home	P	P	P	P	P	P	P	P
13.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P	P	P	P	P	P
14.	Public or Governmental Building	P	P	P	P	P	P	P	P
15.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P	P	P	P	P	P
16.	Public Utility Lines & Accessory Structures	S2	S2	S2	S2	S2	S2	S2	S2
17.	Solid Waste Collection Site					C	C	C	C
18.	Temporary Structure Incidental to Schools (classroom relocatables)	P	P	P	P	P	P	P	P
19.	Wastewater Treatment Facility								
20.	Water Supply Treatment Facility	P	P	P	P	P	P	P	P

3-2.04.A Prince Frederick Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

Institutional Use #17 Solid Waste Collection Sites, provided that they are in accordance with the Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.

BK00456384

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – INSTITUTIONAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	College or University	P		P
2.	Continuing Care Retirement Community	C	C	
3.	Day Care Center: 12 or Less Clients	P	P	P
4.	Day Care Center: 13 or More Clients	S	S	P
5.	Elementary or Secondary School	P	S	
6.	Fire and/or Rescue Service	P	S2	P
7.	Hospital	P	S2	
8.	Library	P	P	
9.	Museum	P	P	
10.	Nursing or Convalescent Home	P	P	
11.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	
12.	Public or Governmental Building	P	P	P
13.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	
14.	Public Utility Lines & Accessory Structures	S2		P
15.	Solid Waste Collection Site		S1	
16.	Temporary Structure Incidental to School (classroom relocatable)	P	P	
17.	Wastewater Treatment Facility	C		C
18.	Water Supply Treatment Facility	P		P

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

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

Institutional Use #17 Wastewater Treatment Facility – See CCZO for conditions.

BK00045 PG 385

LUSBY TOWN CENTER						
USE #	3-2.06 LUSBY TABLE OF LAND USES – INSTITUTIONAL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	College or University	P				P
2.	Continuing Care Retirement Community	C	C	C	C	C
3.	Day Care Center	P	P	P	P	P
4.	Elementary or Secondary School	P		P	P	P
5.	Fire and/or Rescue Service					P
6.	Hospital					
7.	Library	P		P	P	
8.	Museum	P		P	P	
9.	Nursing or Convalescent Home	P	P	P	P	P
10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P	P	P
11.	Public or Governmental Building	P	P	P	P	P
12.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P		P	P	
13.	Public Utility Lines & Accessory Structures					
14.	Solid Waste Collection Site					
15.	Temporary Structural Incidental to School (classroom relocatable)	P		P	P	P
16.	Wastewater Treatment Facility					
17.	Water Supply Treatment Facility		P			

3-2.06.A Lusby Town Center Conditional Uses

Institutional Use #2 Continuing Care Retirement Community, provided that:

1. The facility shall be operated in accordance with all applicable State and Federal requirements; and
2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

BK00045P6386

USE #	3-2.07 SOLOMONS TABLE OF LAND USES – INSTITUTIONAL	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
1.	College or University		P	P				S								S						
2.	Continuing Care Retirement Community												C			C					C	
3a.	Day Care Center, 3 Clients or Less	P	P	P	P			P	P*	P	P	P	P	P	P	P	P	P	P	P	P	P
3b.	Day Care Center, 12 Clients or Less							P	P*	P	P	P	P	P	P	P	P	P	P	P	P	P
3c.	Day Care Center, 13 or More Clients							S	S*	S	S	S	S	S	S	S	S	S	S	S	S	
4.	Elementary or Secondary School																					
5.	Fire and/or Rescue Service												P			P	P					
6.	Hospital												P									
7.	Library		P	P	S		S	P	S	S*	S	S	P			P	P	P			P	
8.	Museum		P	P	S		S	P	S	S*	S	S	P			P	P	P			P	
9.	Nursing or Convalescent Home				P								P			P					P	
10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory		P		P				P	P*	P		P	P	P	P	P	P			P	P
11.	Public or Governmental Building		P	P	P			P	P	P*	P		P	P	P	P	P	P	P	P	P	
12.	Public or Non-Profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.		S1	P	S1			P	S1	S1*	S1		P	P	P	P	P	P	S1	P	P	
13.	Public Utility Lines & Accessory Structures	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
14.	Solid Waste Collection Site																					
15.	Temporary Structure Incidental to Schools (classroom relocatable)																					
16a.	Treatment Facility, Wastewater																					
16b.	Treatment Facility, Water Supply																					

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

BK000458387

3-2.07.A Solomons Town Center Conditional Uses

USE #	SOLOMONS INSTITUTIONAL USES	CONDITIONS
2.	Continuing Care Retirement Community	<ol style="list-style-type: none"><li data-bbox="682 402 1291 446">1. The facility shall be operated in accordance with all applicable State and Federal requirements; and<li data-bbox="682 446 1291 490">2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

EX00045PE388

Solomons Town Center Zoning Ordinance:

USE #	SOLOMONS TABLE OF LAND USES – 3-1.10 INSTITUTIONAL 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
1.	College or University		P	P					S							S						
2.	Continuing Care Retirement Community												C			C					C	
3a.	Day Care Center, 3 Clients or Less	P	P	P	P				P	P*	P	P	P	P	P	P	P	P	P	P	P	P
3b.	Day Care Center, 12 Clients or Less								P	P*	P	P	P	P	P	P	P	P	P	P	P	P
3c.	Day Care Center, 13 or More Clients								S	S*	S	S	S	S	S	S	S	S	S	S	S	
4.	Elementary or Secondary School																					
5.	Fire and/or Rescue Service												P			P	P					
6.	Hospital												P									
7.	Library		P	P	S		S	P	S	S*	S	S	P			P	P	P				P
8.	Museum		P	P	S		S	P	S	S*	S	S	P			P	P	P				P
9.	Nursing or Convalescent Home				P								P			P						P
10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory		P		P				P	P*	P		P	P	P	P	P	P			P	P
11.	Public or Governmental Building		P	P	P			P	P	P*	P		P	P	P	P	P	P	P	P	P	
12.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.		S1	P	S1			P	S1	S1*	S1		P	P	P	P	P	P	S1	P	P	
13.	Public Utility Lines & Accessory Structures	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
14.	Solid Waste Collection Site																					
15.	Temporary Structure Incidental to Schools (classroom relocatable)																					
16a.	Treatment Facility, Wastewater																					
16b.	Treatment Facility, Water Supply																					

² For Institutional Uses permitted in the C1 Sub-area, see Section 6-12.07 of this Ordinance.

BK0004576389

3-2 Solomons Table of Conditional Uses & Definitions

USE #	3-2.10 INSTITUTIONAL USES & DEFINITIONS (<i>in italics</i>)	CONDITIONS
2.	Continuing Care Retirement Community	<ol style="list-style-type: none"> 1. The facility shall be operated in accordance with all applicable State and Federal requirements; and 2. site plan approval shall be obtained in accordance with Article 6, Non-Residential Development Requirements.

BK 0045 PG 390

<p>Term (Date of Amendment)</p>	<p>Definition</p>	
<p>Condominium</p>	<p>A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.</p>	
<p>Conservation Easement</p>	<p>A non-possessory interest in land which restricts the manner in which the land may be developed in an effort to preserve or manage natural resources.</p>	
<p>Conservation, Forest</p>	<p><u>See: Forest Conservation</u></p>	
<p>Conservation, Species in Need of</p>	<p><u>See: Species in Need of Conservation</u></p>	
<p>Construction, Substantial</p>	<p><u>See: Substantial Construction</u></p>	
<p>Continuing Care Retirement Community</p>	<p>A community developed and operated pursuant to a Certificate of Registration issued by the Maryland State Department of Aging under Title 10, Subtitle 4 of the Human Services Article, Maryland Annotated Code, for the purpose of providing 'continuing care', as that term is defined in Maryland Annotated Code, Human Services Article, section 10-401 et seq, as amended from time to time.</p>	
<p>Convention Center</p>	<p>A facility in a completely enclosed building used for corporate, trade and professional meetings, training seminars, trade shows and/or exhibition of products and technology and that may include supporting dining, lodging and recreational facilities as accessory uses.</p>	
<p>Conventional Lot Density</p>	<p>The maximum number of lots that may be created from a property after subtracting wetland acres and after factoring any exception lots for which the property may be eligible.</p>	
<p>Corner Lot</p>	<p>A lot abutting upon two or more roads (not including alleys) at their intersection.</p>	
<p>Corniced Parapet (9/22/09)</p>	<p>A horizontal molded projection coupled with a low wall on the edge of a roof designed to screen the roof and/or equipment that may be on the roof.</p>	
<p>Corporate Headquarters</p>	<p>An office or complex of offices serving as the primary head office of a commercial or industrial corporation.</p>	
<p>Corridor, Wildlife</p>	<p><u>See: Wildlife Corridor</u></p>	
<p>County</p>	<p>Calvert County, Maryland.</p>	
<p>Covenant, Restrictive</p>	<p><u>See: Restrictive Covenant</u></p>	
<p>Covenants, Age-Restricted Housing Community</p>	<p><u>See: Age-Restricted Housing Community Covenants</u></p>	
<p>Cover Crop</p>	<p>The establishment of a vegetative cover to protect soils from erosion and to restrict pollutants from entering the waterways.</p>	
<p>Cover, Forest</p>	<p><u>See: Forest Cover</u></p>	

TABLE 6-2 NUMBER OF PARKING SPACES REQUIRED	
INSTITUTIONAL USES	PARKING CATEGORY
College or University	1 per 150 square feet + 1 per 4 seats in auditorium
Continuing Care Retirement Community	1.25 per residential dwelling unit + 1 per 5 beds + 1 per on-duty employee
Day Care Center	3 per teaching station
Elementary, Middle and High School	Elementary: 3 per teaching station Middle: 3 per teaching station + 1 per 4 seats in auditorium (whichever is greater) High: 1 per 4 seats or 5 per teaching station (whichever is greater)
Fire and/or Rescue Service	1 per 4 persons legal occupancy
Hospital	C
Library	1 per employee + 1 per 200 gross floor area
Museum	1 per employee + 1 per 200 gross floor area
Nursing or Convalescent Home	1 per 5 beds + 1 per on-duty employee
Place of Worship, Parish Hall, Convent, Monastery or Rectory	1 per 4 persons legal occupancy
Public or Governmental Building	C
Public Utility Lines & Accessory Structures	A
Solid Waste Collection Site	A
Temporary Structure Incidental to Schools (classroom relocatables)	A
Treatment Facility, Wastewater	A
Treatment Facility, Water Supply	A
KEY TO TABLE:	
PARKING CATEGORY	NUMBER OF SPACES
A – Very Low Parking Generation Group and/or Seasonal Uses	A minimum of four spaces shall be required. In addition, the parking area shall be adequate in size so that there is no parking on the right-of-way. Parking areas shall meet all other requirements of this Section.
B – Low Parking Generation Group	One space per 300 square feet net floor area.
C – Normal Parking Generation Group	One per 200 square feet net floor area.
D – High Parking Generation Group	One per 150 square feet net floor area.
E – Eating Establishments	One per 50 square feet of gross floor area, including all indoor and outdoor patron area (10/13/10)
N/A	No parking required.

Solomons Town Center Zoning Ordinance:

TABLE 5-1 ³ SETBACK REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT											
Single-Family Detached Residential Setback Requirement ⁴	South of Lore Road										
	B1	B2	B3	B4	C1 ¹	C2	C3	C4	C5	C6	C7
15 feet from South Solomons Island Road Right-of-Way (R/W)						N/A	✓	✓	✓	✓	
10 feet from all other R/W	✓	✓	✓	✓		N/A	✓	✓	✓	✓	✓
6 feet from side property lines	✓	✓	✓	✓		N/A	✓	✓	✓	✓	✓
20 feet from rear property line	✓	✓	✓	✓		N/A	✓	✓	✓	✓	✓
Single-Family Detached Residential Setback Requirement	North of Lore Road										
	A	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
100 feet from Route 2/4 Right-of-Way (R/W)	✓	✓	✓		✓	✓				✓	✓
50 feet from Dowell Road R/W				✓	✓	✓	✓	✓	✓		
25 feet from all other R/W	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6 feet from side property lines	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
20 feet from rear property line	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

5-1.08 Residential Density, Minimum Lot Size, and Lot Width Requirements in the Solomons Town Center
 The provisions of Section 5-1.08 of the Calvert County Zoning Ordinance are replaced by the following requirements in the Solomons Town Center:

TABLE 5-3 **RESERVED**

- A. Maximum Density.
 1. For new residential development, the base density for all Sub-areas shall not exceed one dwelling unit per acre without the application of Transferable Development Rights (TDRs).
 2. In the C6 Sub-area, the base density may be increased to a maximum of 10 dwelling units per acre with the application of TDRs (see sub-paragraph 'B' of this Section). In the C7 Sub-areas, the base density may be increased to a maximum of four dwelling units per acre with the application of TDRs. For maximum density allowed in the C1 Sub-area, see Section 6-12 of this Ordinance. In all other Sub-areas, the base density may be increased to a maximum of seven dwelling units per acre with the application of TDRs.
 - a. For Continuing Care Retirement Communities, the base density may be increased to a maximum of 10 dwelling units per acre with the application of TDR's as reduced pursuant to Section 5-1.08(B)(3)(c).

³ Table 5-1 of this Ordinance replaces Table 5-2 of the Calvert County Zoning Ordinance.

⁴ For setback requirements for residential uses other than single-family detached (e.g., townhouses, multi-family, etc.), see Section 5-3.03 of the Calvert County Zoning Ordinance. For mixed use and non-residential setback requirements, see Article 6 of this Ordinance.

3. The maximum density in all Sub-areas shall be subject to the Critical Area regulations contained in Article 8 of the Calvert County Zoning Ordinance.
 4. The maximum density of a buildable lot shall be based on the gross acreage, including any existing or proposed non-residential development on the property. To determine the maximum density allowed with the application of TDRs, the following formulas shall be used:
 - a. In the C6 Sub-area (density = 10 dwelling units/acre): Divide the gross acreage of the property by 4,356 ($1/10^{\text{th}}$ of an acre) and round down to the nearest integer.
 - b. In the C7 Sub-areas (density = 4 dwelling units/acre): Divide the gross acreage of the property by 10,890 ($1/4^{\text{th}}$ of an acre) and round down to the nearest integer.
 - c. For all properties in the Limited Development Area (LDA) of the Critical Area (density = 4 dwelling units/acre): Divide the gross acreage of the property by 10,890 ($1/4^{\text{th}}$ of an acre) and round down to the nearest integer.
 - d. For all properties in the C1 Sub-area, see Section 6-12.
 - e. For all other properties (density = 7 dwelling units/acre): Divide the gross acreage of the property by 6,222 ($1/7^{\text{th}}$ of an acre) and round down to the nearest integer.
- B. Application of Transferable Development Rights (TDRs).
1. Five TDRs shall be applied as specified in sub-paragraph B.2 of this Section for each new buildable lot recorded after the adoption of this Ordinance (9/22/09), or each new dwelling unit given final site plan approval after the adoption of this Ordinance (9/22/09).

Exceptions. The application of TDRs is not required in the following instances:

 - a. If a buildable lot is vacant at the time of adoption of this Ordinance (9/22/09), and is later subdivided into additional buildable lots, one dwelling unit may be constructed on one of those lots without the application of TDRs.
 - b. One dwelling unit is permitted per buildable lot if the lot was in existence as of the date of adoption of this Ordinance (9/22/09), and meets the requirements of Section 5-1.09 of the Calvert County Zoning Ordinance.
 - c. One apartment that is accessory to a single-family detached residence and which complies with the requirements of Section 3-2.03, Use #1a, of this Ordinance is permitted.
 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. For example, if the maximum density is 10 dwelling units per acre, five TDRs each are required for nine of the dwelling units.
 3. The Board of County Commissioners (BOCC) may reduce the number of TDRs required for new residential development in the following instances:
 - a. For workforce housing as defined in Article 12 of the Calvert County Zoning Ordinance, provided that the conditions specified in Section 5-1.05.B of the Calvert County Zoning Ordinance are met, and the recommendations of the Calvert Housing Opportunity Committee shall be considered.

- b. The BOCC may reduce the number of TDRs required by up to 50% for non-profit organizations which meet Internal Revenue Service 5.01.C.3 criteria and provide public benefit, as determined by the Board of County Commissioners. Public benefit may include Leadership in Energy and Environmental Design (LEED) for Neighborhood Development Certification, Silver (or better) LEED Certification for all buildings and/or the provision of public access lands.
 - c. For Continuing Care Retirement Communities, the number of TDRs required for new residential development shall be reduced by 50%.
- C. **Minimum Lot Size.** The minimum lot size for residential development is 4,000 square feet in all Sub-areas except C1 (See Section 6-12). A variance in the minimum lot size requirements shall not be granted if doing so will result in an increase in the maximum density allowed.
- D. **Minimum Lot Widths.** There is no minimum lot width in the Sub-areas located south of Lore Road. For properties north of Lore Road, the minimum lot width for residential development shall be 75 feet in all Sub-areas except Sub-areas E1 and E3. In those Sub-areas, the lot width requirements may be reduced below 75 feet if the condition specified in Section 5-1.12 is met.

5-1.09 Development of Previously-Recorded Residential Lots

The provisions of Section 5-1.09 of the Calvert County Zoning Ordinance apply in the Solomons Town Center with the exception of paragraph 'A.1', which does not apply.

5-1.10 Accessory Use Setbacks

The provisions of Section 5-1.10 of the Calvert County Zoning Ordinance apply in the Solomons Town Center with no exceptions.

5-1.11 Height Regulations for Residential Development

The provisions of Section 5-1.11 of the Calvert County Zoning Ordinance are replaced by the following requirements in the Solomons Town Center:

In addition to the height regulations of this Section, all structures shall conform to the Solomons Appearance Code (Section 6-7 of this Ordinance).

- A. The maximum height of a building or structure shall be measured using either of the following methods, whichever allows for a greater height:
 - 1. from the average elevation of the finished grade at the front of the building facing the street to the highest point of the roof; or
 - 2. if the first floor of the building is elevated to the 10-foot contour above the mean high water line, the maximum height shall be measured from that point to the highest point of the roof.
- B. In Planning Areas B and C, the height of structures is limited to 2 stories plus a habitable roof, with a 6/12 to 12/12 pitch, but not to exceed 36 feet.
- C. In Planning Areas D, E, and F the height of structures is limited to 3 stories plus a habitable roof, but not to exceed 50 feet. Notwithstanding the foregoing, the height of any structure which is part of a Continuing Care Retirement Community is limited to 5 stories and shall not exceed 68 feet.
- D. Exemptions:

1. Fire towers, hose towers, cooling towers, steeples, flag poles, silos, smokestacks, masts, transmission line poles and towers, water tanks, and monuments are exempt from height restrictions unless used for the purpose of camouflaging or concealing wireless communications facilities such as towers or antennas. Such structures shall be subject to the requirements of Section 3-3 of the Calvert County Zoning Ordinance.