

Text Amendment Case #24-04

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

Black font – existing ordinance language

Red font – proposed ordinance language

~~**Black Strikethrough**~~ – existing ordinance language to be removed

**Text Amendment 24-03
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** ~~single family detached dwelling on lots averaging greater than 10,000 square feet (gross), four TDRs for each single family detached dwelling on lots averaging less than or equal to 10,000 square feet (gross), three TDRs for each attached dwelling, three TDRs for each three bedroom multi-family attached units, two TDRs for each two bedroom multi-family attached units and one TDR for each one bedroom multi-family attached unit,~~ over one (1.0) dwelling unit per acre.¹

- 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.

~~1. The use of Transferable Development Rights (TDRs) shall not be required for age-restricted housing developments that comply with Section 5-5 of the Calvert County Zoning Ordinance and which are properly submitted prior to July 1, 2006.~~

**Text Amendment 24-03
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** ~~single family detached dwelling on lots averaging greater than 10,000 square feet (gross), four TDRs for each single family detached dwelling on lots averaging less than or equal to 10,000 square feet (gross), three TDRs for each attached dwelling, three TDRs for each three bedroom multi-family attached dwelling unit, two TDRs for each two bedroom multi-family attached dwelling unit and one TDR for each one bedroom multi-family attached dwelling unit,~~ over one (1.0) dwelling unit per acre.¹ A maximum of ~~nine~~ **(94.0)** 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.

¹~~The use of Transferable Development rights (TDRs) shall not be required for age-restricted housing developments that comply with Section 5-5 of the Calvert County Zoning Ordinance and which are properly submitted prior to July 1, 2006.~~

**Text Amendment 24-03
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. ~~For example, if the density is 10 dwelling units per acre 10 TDRs are required for nine of the dwelling units. The purchase of five Calvert TDRs is required for each single family detached dwelling unit on lots averaging greater than 10,000 square feet (gross), four TDRs for each single family detached dwelling on lots averaging less than or equal to 10,000 square feet (gross), three TDRs for each attached dwelling unit, three TDRs for each three bedroom multi-family attached dwelling unit, two TDRs for each two bedroom multi-family attached dwelling unit, and one TDR for each one bedroom multi-family attached dwelling unit.~~

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. single family, detached unit on lots averaging greater than 10,000 square feet (gross); four TDRs for each single family, detached dwelling on lots less than or equal to 10,000 square feet (gross); three TDRs for each attached dwelling, three TDRs for each three bedroom, multi-family unit; two TDRs for each two bedroom, multi-family unit; and one TDR for each one bedroom, multi-family unit.**