Current Zoning Ordinance Wording

Article 3-3 of current ordinance

D. Tower, Private/Not-for-Profit (Non-Commercial/Governmental) less than 75 feet in height provided that:

- 1. The distance between the base of the tower and the nearest property line shall equal no less than 75 percent of the height of the tower; and
- 2. Only one tower is permitted per lot or parcel unless a special exception is obtained from the Board of Appeals; and
- 3. The base of the tower shall be adequately screened from adjoining properties and the road so as to decrease the visual impact.

E. Tower, Private/Not-for-Profit (Non-Commercial/Governmental), greater than 75 feet in height provided that:

- 1. The distance between the base of the tower and the nearest property line shall equal no less than 75 percent of the height of the tower; and
- 2. Only one tower is permitted per lot or parcel unless a special exception is obtained from the Board of Appeals; and
- 3. The base of the tower shall be adequately screened from adjoining properties and the road so as to decrease the visual impact; and
- 4. The applicant demonstrates that the proposed tower will not degrade or cause interference to the County's wireless communication systems which include, but are not limited to public safety, administrative and school wireless systems.

ZON	ING DISTRICTS													
JSE		FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	TC	EC		
COMMUNICATIONS TOWERS:														
٨.	Communications Tower, Commercial/Governmental on Government Property		С	С				С	С	С	С	С		
l.	Communications Tower, Commercial on Private Property (no height restriction)		SC	SC		SC		SC			SC	SC		
-	Communications Tower, Commercial on Private Property, less than 75 feet		SC	SC		SC		С	С	С	С	С		
).	Communications Tower, Private/Not- for-Profit, less than 75 feet	С	С	С		С		С	С	С	С	С		
	Communications Tower, Private/Not- for-Profit, greater than 75 feet	SC	SC	sc		SC		sc	sc	SC	sc	sc		

KEY TO LAND USE TABLES

- P A "P" indicates permitted uses.
- S An "S" indicates in which districts the property owner needs a special exception from the Board of Appeals. Refer to Article 11 of this Ordinance, concerning special exceptions.

 A blank indicates the use is not permitted in the district.
- C A "C" indicates the use is permitted only if it meets the conditions specified in the Table of Land Uses.
- SC An "SC" indicates the use is subject to a special exceptions from the Board of Appeals and must meet the conditions specified in the Table of Land Uses. Refer to Article 11 of this Ordinance, concerning special exceptions.

The letters at the top of the table stand for the names of the Zoning Districts which are as follow:

KEY TO LAND USE TABLES

- FFD Farm and Forest District (agricultural and low-density residential uses). See Section 2-8.01 for a detailed description of the FFD.
- RCD Rural Community District (agricultural and low density residential uses). See Section 2-8.02 for a detailed description of the RCD.
- RD Residential District (single-family detached, attached, and related uses). See Section 2-8.03 for a detailed description of the RD District.
- WL Wetlands District (tidal and non-tidal wetlands). See Section 2-8.04 for a detailed description of the WL District.
- APD Agricultural Preservation Districts (Overlay Districts intended to preserve prime agricultural and forestry land). See Section 2-10.01 for a detailed description of Agricultural Preservation Districts. Note: The uses listed in this Section apply to APDs in the County Agricultural Preservation Program only. If a property is in a State APD, the uses must be permitted by the Maryland Agricultural Land Preservation Foundation.
- HD Historic Districts (Overlay Districts intended to safeguard the heritage of the County). See Section 2-10.04 for a detailed description of Historic Districts.
- I-1 Light Industrial District (Light industrial and warehousing). See Sections 2-8.05 for a detailed description of the I-1 District.
- RC Rural Commercial District (commercial properties outside the Town Centers). See Section 2-8.06 for a detailed description of the Rural Commercial District.
- MC Marine Commercial District (primarily for businesses which supply and cater to marine activities). See Section 2-8.07 for a detailed description of the Marine Commercial District.
- EC Employment Center District (mixed-use office parks, flex space, light manufacturing, warehousing, colleges, universities, and research and development businesses). See Section 2-8.09 for a detailed description of the EC District.

Draft Update to Zoning Ordinance Wording

Article 18 Sec 12

d. Tower, Private/Not-for-Profit (Non-Commercial/Governmental, Less than 100 Feet in Height)

- i. The distance between the base of the tower and the nearest property line equals no less than 75% of the height of the tower. However, the setback for crank-up style towers and monopoles shall be no less than 100% of the nested height of the tower/monopole.
- ii. Only one tower is permitted per lot unless a special exception is obtained from the Board of Appeals.
- iii. The base of the tower shall be adequately screened from adjoining properties and the road so as to decrease the visual impact.

e. Tower, Private/Not-for-Profit (Non-Commercial/Governmental, Greater than 100 Feet in Height)

- i. The distance between the base of the tower and the nearest property line equals no less than 75% of the height of the tower. However, the setback for crank-up style towers and monopoles shall be no less than 100% of the nested height of the tower/monopole.
- ii. Only one tower is permitted per lot unless a special exception is obtained from the Board of Appeals.
- iii. The base of the tower shall be adequately screened from adjoining properties and the road so as to decrease the visual impact.
- iv. The applicant demonstrates that the proposed tower will not degrade or cause interference to the County's wireless communication systems which include, but are not limited to public safety, administrative, and school wireless systems.

From Article 18 – Outside Town Centers

S = Special Exception	Definitions														
	HD	APD	FFD	RCD	RND	WCD	RD	RC	MC	EC	I-MU	1-1	I-2	Definitions & Conditions	
INSTITUTIONAL															
Cemetery or Memorial Garden	С	С	Р	Р	Р	Р	Р	Р						Sec. 18-12.A	
College or University							Р			Р	Р			Sec. 18-12.B	
Communications Tower, Commercial/Governmental on Government Property		С	С	С	С	С	С	С	С	С	С	С	С	Sec. 18-12.C	
Communications Tower, Commercial on Private Property (no height restriction)		SC	SC	SC	SC	SC	SC			sc	SC	SC	SC	Sec. 18-12.C	
Communications Tower, Commercial on Private Property, less than 75 feet		SC	SC	SC	SC	SC	SC	С	С	С	С	С	С	Sec. 18-12.C	
Communications Tower, Private/Not-for-Profit, less than 100 feet		С	С	С	С	С	С	С	С	С	С	С	С	Sec. 18-12.C	
Communications Tower, Private/Not-for-Profit, greater than 100 feet		SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	Sec. 18-12.C	
Communications Antenna, Commercial/Governmental on Government Property		С	С	С	С	С	С	С	С	С	С	С	С	Sec. 18-12.C	
Communications Antenna, Commercial on Private Property		С	С	С	С	С	С	С	С	С	С	С	С	Sec. 18-12.C	
Communications Antenna, Private/Not-For-Profit		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Sec. 18-12.C	

From Article A-3 Zoning Map – Definitions of Land Use Abbreviations

3-1 ZONING DISTRICTS

In order to carry out the purpose and intent of this Ordinance, the County is divided into the following zoning districts:

A. Agricultural Districts

Farm and Forest District (FFD)

B. Rural Residential Districts

Rural Community District (RCD) Rural Neighborhood District (RND) Waterfront Community District (WCD)

C. Residential Districts

Residential District (RD)

D. Commercial Districts

Rural Commercial District (RC) Marine Commercial District (MC) Employment Center District (EC)

E. Industrial Districts

Industrial Mixed-Use District (I-MU) Light Industrial District (I-1) Heavy Industrial District (I-2)

G. Town Center Districts

From Article 18 - Town Centers

						Tabl	le 18-2:	Town	Cente	r Use	es													
	S=	Specia		ermitte eption		_	Permitte pecial E										7							
	DUNKIRK					LUSBY					OWINGS			LEON	ARD	PRINCE FREDERICK								
		Mixed- Use	Neighborhood	Residential	Institutional	Neighborhood Commercial	Village Commercial	Village Res- Office	Village Edge	Edge	Village	Core	Village	Residential	Employment	Old Town	Old Town Residential	Old Town Transitional	Fairground	Entry	Village	New Town	Forest	Definitions & Conditions
Storage of Machinery and Equipment in Connection With Excavating and/or Contracting Business		S										С	s	s						s			S	18-11.W
Wind Energy System, On-Site Service Only	С	С	С	C	С	С	С	С	С	С	С	С	С	С		С	С	С	С	С	C	С	С	18-11.X
INSTITUTIONAL																								
Cemetery or Memorial Garden	P	P	P	P						Р	P	P	P	Р		С		C		P			P	18-12.A
College or University	Р	P	Р	Р	Р				Р		Р	Р	Р			Р	Р	Р	Р	Р	Р	Р	Р	18-12.B
Communications Tower, Commercial/Governmental on Government Property	С	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С	С	С	С	С	С	С	18-12.C
Communications Tower, Commercial on Private Property (no height restriction)	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	sc	sc	sc	SC		SC	SC	SC	SC	SC	SC	SC	SC	18-12.C
Communications Tower, Commercial on Private Property, less than 75 feet	С	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С	С	С	С	С	С	С	18-12.C
Communications Tower, Private/Not-for-Profit, less than 100 feet	С	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С	С	С	С	С	С	С	18-12.C
Communications Tower, Private/Not-for-Profit, greater than 100 feet	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC		SC	SC	SC	SC	SC	SC	SC	SC	18-12.C
Communications Antenna, Commercial/Governmental on Government Property	С	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С	С	С	С	С	С	С	18-12.C
Communications Antenna, Commercial on Private Property	С	С	С	С	С	С	С	С	С	С	С	С	С	С		С	С	С	С	С	С	С	С	18-12.C
Communications Antenna, Private/Not-For-Profit	P	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	18-12.C

From Article 18 – Solomons Town Center

					Tabl	e 18-3	: Solo	mons	Town	Cent	er Use	es										
P = Permitted // C = Permitted with Conditions // S1 = Condition 18-2.A.6 S = Special Exception // SC = Special Exception with Conditions // S2 = Condition 18-2.A.7																						
	SOLOMONS TOWN CENTER																					
				80	OUTH (OF LOF	RE RO	AD				N	NORTH OF LORE ROAD					OWEL	L	WEST		
	B1	B2	В3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2	Definitions & Conditions
INSTITUTIONAL																						
Cemetery or Memorial Garden										Р		P										18-12.A
College or University		P	Р					S								S						18-12.B
Communications Tower, Commercial/Governmental on Government Property	С	С	С	С			С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	18-12.C
Communications Tower, Commercial on Private Property (no height restriction)	SC	SC	SC	SC			SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	18-12.C
Communications Tower, Commercial on Private Property, less than 75 feet	С	С	С	С			С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	18-12.C
Communications Tower, Private/Not-for-Profit, less than 100 feet	С	С	С	С			С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	18-12.C
Communications Tower, Private/Not-for-Profit, greater than 100 feet	SC	SC	SC	SC			SC	SC	SC	sc	SC	SC	sc	SC	sc	SC	SC	SC	SC	SC	SC	18-12.C
Communications Antenna, Commercial/Governmental on Government Property	С	С	С	С		С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	18-12.C
Communications Antenna, Commercial on Private Property	С	С	С	С		С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	18-12.C
Communications Antenna, Private/Not-For-Profit	Р	P	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	18-12.C