



Planning & Zoning: Town Center Density Worksheet

Calvert County, Maryland Department of Planning & Zoning
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This form helps you calculate project density and the number of TDRs required for your project under the 2025 Calvert County Zoning Ordinance, as amended, if any. Any lot size requirement is not considered in these calculations.

To use this form, simply fill out the BLUE boxes on this page and the rest will calculate automatically.

Project Name:		Project Number:	
Total Acreage:		Total Wetlands Acreage:	
Please select your Town Center & SubArea for accuracy			
The selected Town Center - SubArea allows up to:		units per acre and	
have a lot size requirement.			
Net Acreage			
According to Article 17 Table 17-1 of the Calvert County Zoning Ordinance, the Zoning Density in the Town Centers is one lot per acre. Any request to exceed that number requires 5 TDRs for each unit.			
Total Acreage of Parcel	=	Subtract the acreage of tidal and non-tidal wetlands.	=
	=		=
			=
This is SUBTOTAL A , the net acreage.			
Standard Units Allowed			
The CCZO allows a standard 1 unit per acre.			
This is SUBTOTAL A , the net acreage.	==>	round down	=
			=
			=
This is SUBTOTAL B , the standard units permitted.			
Proposed Units ==> does this exceed Standard?			
Units proposed by this project	=	This is SUBTOTAL B , the standard units permitted	=
	=		=
			=
This is SUBTOTAL C , the number over the standard units you are requesting.			
SUMMARY OF TDRs REQUIRED (Transferable Development Rights)			
This is SUBTOTAL C , the number over the standard units you are requesting.	×	5	=
		Multiply by 5	=
			=
This is the TOTAL TDRs REQUIRED			