COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2021 Legislative Session

Bill 2021-02
Zoning Text Amendment #19-154 Single Family Attached Residential and Multi-Family

Introduced by Charles County Commissioners

REVISIONS TO THE ZONING ORDINANCE OF CHARLES COUNTY, MARYLAND THAT CODIFY EXTERIOR ARCHITECTURAL DWELLING AND SITE DESIGN REQUIREMENTS FOR SINGLE-FAMILY-ATTACHED RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT IN CHARLES COUNTY; TO ENSURE WELL PLANNED AND WELL MAINTAINED COMMUNITIES

Date introduced: 05/18/2021

Public Hearing: 06/08/2021 @ 6:00 p.m. Virtually

Commissioners Action: 09/21/2021


Pass/Fail: Pass

Effective Date: 11/05/2021

Remarks: 

NOTE: CAPITALS indicate matter added to existing text. [Brackets] indicate matter deleted from existing law.
2021 Legislative Session

Bill No. 2021-02
Chapter No. 297
Introduced by Charles County Commissioners
Date of Introduction 6/8/2021

SINGLE-FAMILY ATTACHED RESIDENTIAL & MULTI-FAMILY

AN ACT concerning:

Single-family attached residential dwellings:
Use 3.02.100 Single-family attached residential: duplex
Use 3.02.200 Single-family attached residential: townhouse
Use 3.02.300 Single-family attached residential: multi-plex
Use 3.03.000 Multi-family

FOR the purpose of:

Codifying exterior architectural detailing and site design requirements for single-family-attached residential and multi-family development in Charles County; to ensure well-planned and well-maintained communities.

BY Amending:

Chapter 297- Zoning Ordinance
Article II, § 26 – General yard requirements.

Code of Charles County, Maryland

Asterisks *** mean intervening code language remaining unchanged.
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.
Chapter 297 - Zoning Ordinance
Article II, § 27 - Exceptions and modifications to minimum height requirements.
*Code of Charles County, Maryland*

Chapter 297 - Zoning Ordinance
Article II, § 28 - Visibility at intersecting roads.
*Code of Charles County, Maryland*

Chapter 297 - Zoning Ordinance
Article II, § 29 - Accessory uses and structures.
*Code of Charles County, Maryland*

Chapter 297 - Zoning Ordinance
Article III, § 49 - Word usage; definitions.
*Code of Charles County, Maryland*

Chapter 297 - Zoning Ordinance
Article V, § 75, Figure V-1 - Maximum Residential Densities (Dwelling Units Per Acre)
*Code of Charles County, Maryland*

Chapter 297 - Zoning Ordinance
Article VI, § 90, Figure VI-4 - Schedule of Zone Regulations: Development District Residential Zones
*Code of Charles County, Maryland*

Chapter 297 - Zoning Ordinance
Article VI, § 95, Figure VI-7 - Schedule of Zone Regulations: Town Center Core Mixed Use Zones

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Chapter 297 – Zoning Ordinance

Article VI, § 97, Figure VI-9 – Schedule of Zoning Regulations:
Activity Center Zones

Code of Charles County, Maryland

Chapter 297- Zoning Ordinance

Article VII § 106, Figure VII-2 – Schedule of Zone Regulations:
Planned Residential Development (PRD) Zone

Code of Charles County, Maryland

Chapter 297-Zoning Ordinance

Article VII § 107, Figure VII-3 – Schedule of Zone Regulations:
Mixed Use (MX) Zone

Code of Charles County, Maryland

Chapter 297-Zoning Ordinance

Article VII § 111, Figure VII-5A – Schedule of Zone Regulations:
Transit-Oriented Development (TOD) Zone

Code of Charles County, Maryland

Chapter 297-Zoning Ordinance

Article XIII, § 212 – Uses corresponding with Table of Permissible Uses.

Code of Charles County, Maryland

Chapter 297 – Zoning Ordinance

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Article XIV, § 228, Figure XIV-2 - Schedule of Dimensional Requirements: Cluster Developments, Charles County, Maryland

Codes of Charles County, Maryland

Chapter 297-Zoning Ordinance
Article XIV, § 228, Figure XIV-3 - Minimum Acceptable Facilities for Active Recreation - Suburban Cluster Development on Public Water or Sewer

Code of Charles County, Maryland

Chapter 297-Zoning Ordinance
Article XVII, § 278, Definitions.

Code of Charles County, Maryland

Chapter 297 - Zoning Ordinance
Article XIX, § 325, Event Signs.

Code of Charles County, Maryland

Chapter 297 - Zoning Ordinance
Article XX, § 335, Number of parking spaces required.

Code of Charles County, Maryland

Chapter 297 - Zoning Ordinance
Article XX, § 297-336, Parking space dimensions.

Code of Charles County, Maryland

Charles 297 - Zoning Ordinance
Article XX, § 338, General design requirements.

Code of Charles County, Maryland

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SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:

Article II, § 297-26. General yard requirements.
A. Front Yard Depth. The minimum front yard depth, as specified in this chapter, shall be measured in the following manner:

1. From the proposed or established public OR PRIVATE road right-of-way line, OR COMMON ACCESS EASEMENT.

2. From any private road or access driveway on a line 10 feet from and parallel to the edge of the traveled roadway or 10 feet from and parallel to a line established as a private road right-of-way, whichever is greater.

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(2) FROM ANY NON-GOVERNMENT MAINTAINED ROADWAY OR ACCESS DRIVEWAY SERVING TWO OR MORE LOTS OR DWELLING UNITS WITHOUT A LEGALLY ESTABLISHED PRIVATE ROAD RIGHT-OF-WAY OR COMMON ACCESS EASEMENT; ON A LINE FIVE FEET FROM AND PARALLEL TO THE EDGE OF THE TRAVELED ROADWAY.

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C. Exceptions and modifications to minimum yard requirements.

(1) Projections. The following structures shall be allowed to project into the minimum required yard not to exceed the following dimensions:

(a) Awnings, canopies, cornices, eaves or other architectural features; three feet.

(b) Bay windows, balconies, chimneys, porches or decks: three feet INTO A SIDE YARD AND FIVE FEET INTO THE REAR YARD. [or as specified in Article XIV, Cluster Development, Figure XIV-2:

(c) Open fire escapes or patios (not enclosed): five feet.

(d) Uncovered stairs or necessary landings: six feet.

(E) ON CLUSTER DEVELOPMENT SINGLE-FAMILY DETACHED LOTS AND SINGLE-FAMILY ATTACHED LOTS, THE FOLLOWING STRUCTURES MAY PROJECT INTO THE MINIMUM REAR YARD UP TO TEN FEET WHERE THE REAR YARDS ARE ADJACENT TO RECORDED BUFFERYARDS, STORMWATER MANAGEMENT FEATURES, PASSIVE OPEN SPACE, THE RESOURCE PROTECTION ZONE, OR FOREST CONSERVATION EASEMENTS:

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(i) ATTACHED BALCONIES, DECKS, NECESSARY LANDINGS, OPEN FIRE ESCAPES, PATIOS (NOT ENCLOSED), PORCHES, AND UNCOVERED STAIRS.

[(e)] (F) Fences and walls in accordance with this chapter.

[(f)] (G) Structures (including but not limited to awnings, canopies, porches, etc.) in the WC and AUC Zones shall be allowed to project into the minimum front setback area in accordance with §297-97D(4).

[(g)] (H) Structures (including but not limited to awnings, canopies, porches, etc.) in the [CRR and CER] CER, CRR, AND CMR Zones shall be allowed to project into the minimum front setback area in accordance with §297-95C(6).

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Article II, §297-27. Exceptions and modifications to [minimum] MAXIMUM height requirements.

A. General exceptions. The building height limitations of this chapter shall not apply to the following:

1. Houses of worship, private schools, hospitals or high-rise apartment dwellings, provided that the front, side and rear yards shall be increased not less than one foot for each two feet by which said structure exceeds the height limitation established for the zone in which said structure is located.

2. [Fire or parapet walls, towers,] Towers, steeples, flagpoles, AND radio and television antennas [and silos].

3. Bulkheads, roof structures, including gable roof systems that do not include approved living space, penthouses, silos, water tanks, monitors and scenery lofts, ventilating fans or similar equipment required to operate and maintain the building, provided that no

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linear dimension of any such structure exceeds 50% of the corresponding road lot line frontage; or towers and monuments, fire towers, hose towers, cooling towers, grain elevators, gas holders or other structures, where the manufacturing process requires a greater height, provided that all such structures which exceed the heights otherwise permitted in the zone shall not occupy more than 25% of the area of the lot and shall be set back at least 50 feet from every lot line which is not a road right-of-way line.]

(3) ROOF STRUCTURES, INCLUDING GABLE ROOF SYSTEMS WITH APPROVED LIVING SPACE, PARAPETS, FIRE WALLS, BULKHEADS, WATER TANKS, SCENERY LOFTS, SOLAR PANELS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE AND MAINTAIN THE BUILDING, OR OTHER ARCHITECTURAL FEATURES NOT LISTED HEREIN BUT DEEMED TO BE SIMILAR IN NATURE AND SCALE TO THOSE FEATURES LISTED HEREIN;

(4) TOWERS AND MONUMENTS, FIRE TOWERS, HOSE TOWERS, COOLING TOWERS, SILOS, GRAIN ELEVATORS, GAS HOLDERS, OR OTHER STRUCTURES WHERE THE MANUFACTURING PROCESS REQUIRES A GREATER HEIGHT, PROVIDED THAT ALL SUCH STRUCTURES WHICH EXCEED THE HEIGHT LIMITATIONS OTHERWISE PERMITTED IN THE ZONE SHALL NOT OCCUPY MORE THAN 25% OF THE AREA OF THE PARCEL OR LOT AND SHALL BE SET BACK AT LEAST 50 FEET FROM EVERY LOT LINE.

B. Fences and walls. Fences and walls may be located in required yards in accordance with the following:

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(1) Front yards. For single-family detached units, walls and fences shall not exceed four feet in height above ground elevation. Where fences and walls are an integral part of the unit design and are applied in a consistent and coordinated pattern throughout the project, fences and walls may be constructed to a maximum of six feet above ground elevation.

(2) Rear and side yards. Walls and fences shall not exceed eight feet in height above ground elevation. Tennis court fences shall not exceed 12 feet.

(3) Security fences for business, industrial or institutional uses shall not exceed 10 feet in height above the elevation of the surface of the ground unless otherwise necessary to comply with screening requirements.

(4) FENCES NOT EXCEEDING SEVEN FEET IN HEIGHT ABOVE GROUND ELEVATION ARE NOT REQUIRED TO OBTAIN A BUILDING PERMIT. FENCES OVER SEVEN FEET IN HEIGHT ABOVE GROUND ELEVATION ARE REQUIRED TO OBTAIN A BUILDING PERMIT PERTAINING TO THE INSTALLATION OF THE SUPPORT FOOTINGS.


[Sight triangles shall be required and shall include the area on each street or road corner that is bounded by the line which connects the sight or "connecting" points located on each of the right-of-way lines of the intersecting street. The location of structures exceeding 30 inches in height that would obstruct the clear sight across the area of the sight triangle shall be prohibited, and a public right-of-entry shall be reserved for the purpose of removing any object or material that obstructs the clear sight. The distances shown in Figure II-I between the connecting points and the intersection of the right-of-way lines shall be required as sight triangles.] SIGHT DISTANCE AT INTERSECTING ROADS IS REGULATED WITHIN THE CHARLES COUNTY ROAD ORDINANCE.
Article II, § 297-29. Accessory uses and structures.

B. The following accessory uses shall be permitted, and the following restrictions shall apply in agricultural and residential zones upon issuance of a zoning permit in accordance with the following:

(5) No agricultural or residential accessory use or structure shall be established within six feet of any side or rear lot line, EXCEPT IN THE FOLLOWING SITUATIONS:

(I) WHEN LOCATED ON A SINGLE-FAMILY ATTACHED OR MULTI-FAMILY USE LOT THAT IS ENCLOSED WITH A SOLID FENCE, IN ACCORDANCE WITH §297-27 B. OF THIS CHAPTER, AN ACCESSORY USE OR STRUCTURE IS PERMITTED TO ABUT ANY SIDE OR REAR LOT LINE. STRUCTURES OVER 200 SQUARE FEET IN SIZE ARE SUBJECT TO APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS.

(II) WHEN A REAR LOADED DETACHED GARAGE IS ACCESSED VIA A PRIVATE ROADWAY, THE REAR LOADED

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DETACHED GARAGE IS PERMITTED TO ABUT THE REAR LOT LINE; SUBJECT TO APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS.

[Business, industrial and institutional accessory structures shall be subject to the same front, side and rear yards as required for the principal structure.]

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(7) An AGRICULTURAL OR SINGLE-FAMILY DETACHED accessory structure which does not abut the principal building shall be located [at least] A MINIMUM OF six feet from any other building on the same lot. WHEN LOCATED ON A SINGLE-FAMILY ATTACHED OR MULTI-FAMILY USE LOT, AN ACCESSORY STRUCTURE THAT DOES NOT ABUT THE PRINCIPAL BUILDING SHALL BE LOCATED A MINIMUM OF TWO FEET FROM ANY OTHER BUILDING ON THE SAME LOT, SUBJECT TO APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS.

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Article III, § 297-49. Word usage; definitions.

E. Definitions.

ACCENTUATE (ACCENTUATED) – TO MAKE MORE NOTICEABLE OR PROMINENT; TO ADD VISUAL CHARACTER, DETAIL AND EMPHASIS. IN THE CONTEXT OF ARCHITECTURAL FEATURES, EXAMPLES INCLUDE BUT ARE NOT LIMITED TO HEADPIECES, SHUTTERS, PICTURE FRAME TRIM, PILASTERS, PEDIMENTS, AND CROSSHEADS, OR EQUIVALENT TREATMENTS.

ARCHITECTURAL FEATURES – THE UNIQUE DETAILS AND COMPONENT PARTS THAT, TOGETHER, FORM THE ARCHITECTURAL STYLE OF BUILDINGS, HOUSES, AND OTHER STRUCTURES. THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO ACCENTUATED WINDOWS AND DOORWAYS, BALCONIES, BAY WINDOWS, CHIMNEYS, LOUVERS AND GABLE VENTS. BRICK
HERRINGBONE PATTERNS OR FAUX CLOSED EXTERIOR SHUTTERS ARE PERMITTED, IN LIEU OF FUNCTIONAL WINDOWS, SO LONG AS THEY ARE INTEGRATED INTO THE VENEER OF THE FACADE.

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ARTICULATION (ARTICULATED) – A METHOD OF ACCENTUATING BUILDING FACADES VIA THE INCORPORATION OF ARCHITECTURAL FEATURES. ARTICULATION ACCENTUATES THE VISIBLE ASPECT OF THE DIFFERENT PARTS OF A BUILDING. THE ARTICULATION OF A BUILDING REVEALS HOW THE PARTS FIT INTO THE WHOLE BY EMPHASIZING EACH PART SEPARATELY.

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BUILDING, HEIGHT – AS DEFINED BY THE INTERNATIONAL BUILDING CODE (IBC) EDITION ADOPTED BY CHARLES COUNTY.

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BUILDING RESTRICTION (OR BUILDING SETBACK) LINE – SEE “SETBACK”.

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COMMUNITY DOG PARK – A PARCEL OF LAND OWNED BY A COMMUNITY HOMEOWNERS OR CONDOMINIUM ASSOCIATION FOR DOGS TO EXERCISE AND PLAY OFF-LEASH, IN A CONTROLLED ENVIRONMENT, UNDER THE SUPERVISION OF THEIR OWNERS. THIS USE IS TO BE SETBACK AT LEAST TWENTY-FIVE (25) FEET AND SCREENED VIA A BUFFERYARD FROM ADJACENT RESIDENTIAL LOT LINES. MINIMUM AMENITIES SHALL INCLUDE RULES AND REGULATIONS SIGNAGE, A FIVE (5) FOOT COATED CHAIN-LINK FENCE (OR EQUIVALENT QUALITY) AROUND THE PERIMETER, WITH DOUBLE GATED ENTRY, SEATING AREA, WASTE BAG DISPENSER AND WASTE DISPOSAL RECEPTACLE. OPERATION OF THE COMMUNITY DOG PARK SHALL BE REGULATED BY THE

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COMMUNITY ASSOCIATION.

COMMUNITY GARDEN – A PARCEL OF LAND OWNED BY A COMMUNITY HOMEOWNERS OR CONDOMINIUM ASSOCIATION DESIGNATED FOR MEMBERS OF THE ASSOCIATION TO CULTIVATE VEGETABLES, FRUITS AND FLOWERS. A POTABLE WATER SOURCE WILL BE SUPPLIED VIA OUTDOOR SPIGOTS. OPERATION OF THE COMMUNITY GARDEN SHALL BE REGULATED BY THE COMMUNITY ASSOCIATION.

FAÇADE – ANY OF THE EXTERIOR FACES OF A BUILDING.

FIBER CEMENT SIDING – MANUFACTURED THIN SECTION COMPOSITES OF HYDRAULIC CEMENTITIOUS MATRICES AND DISCRETE NON-ASBESTOS FIBERS CONFORMING TO THE ASTM C1186, TYPE A, GRADE II STANDARD.

HEIGHT, BUILDING – SEE “BUILDING, HEIGHT”.

HIGH VISIBILITY, LOT – SEE “LOT, HIGH VISIBILITY”.

LOT, HIGH VISIBILITY – A LOT WHERE ONE OR MORE OF THE EXTERIOR FAÇADE WALLS (END/REAR) ARE PROMINENT (SUCH AS CORNER LOTS AND LOTS VISIBLE FROM PUBLIC AREAS, SUCH AS RECREATION AREAS, STREETS AND PARKING LOTS, OR BECAUSE OF TOPOGRAPHY OR ROAD CURVATURE).

PARKING, VISITOR – PARKING AREAS WITHIN A RESIDENTIAL COMMUNITY THAT ARE IN ADDITION TO REQUIRED PARKING...
SPACES PER UNIT, WHICH ARE UTILIZED BY VISITORS TO, AND NOT RESIDENTS OF, THE NEIGHBORHOOD.

PATIO – A UNCOVERED AREA THAT IS PAVED WITH CONCRETE, BRICK, OR OTHER MASONRY MATERIAL AND DOES NOT POSSESS A PERMANENT ROOF STRUCTURE OR WALLS.

POLYMERIC SIDING – A SIDING MADE FROM POLYPROPYLENE RESIN AND USES AN INJECTION MOLDING PROCESS TO FORM A PRODUCT WITH HIGHLY DEFINED THREE-DIMENSIONAL PATTERNS IN A VARIETY OF STYLES, SIZES AND COLORS, FOR EXAMPLE SHAKE AND SHINGLE CLADDING WITH A CEDAR PATTERN.

PORCH – A COVERED AREA PROJECTING FROM AND STRUCTURALLY CONNECTED TO A BUILDING, WITH A SEPARATE ROOF, THAT IS NOT USED FOR LIVABLE SPACE.

Residence, Duplex – A two-family residential use in which the dwelling units share a common wall, including the wall of an attached garage or porch.

RESIDENCE, DUPLEX: PERSPECTIVE AND LAYOUT.

Residence, Garden Apartment – A building containing four or more dwelling units.
off a common entry with no more than three stories.

RESIDENCE, GARDEN APARTMENT: PLAN, PERSPECTIVE AND LAYOUT.

Residence, High-Rise - A building containing eight or more dwelling units with six or more stories and a common entry.

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Residence, Mid-Rise - A building containing eight or more dwelling units off a common entry with four or five stories.

Residence, Multiplex - A building containing three or more attached dwellings units having common walls or roof and separate entry for each.
RESIDENCE, MULTI-PLEX: PLAN, PERSPECTIVE AND LAYOUT.

Residence, Townhouse - A building containing three or more attached dwelling units in a row having access from the front OR SIDE and rear of the dwelling.

RESIDENCE, TOWNHOUSE: PLAN, PERSPECTIVE AND LAYOUT

(FRONT LOAD GARAGE).

RESIDENCE, TOWNHOUSE: PLAN, PERSPECTIVE AND LAYOUT

(REAR LOAD GARAGE).

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SCREENING (SCREENED) - A METHOD OF VISUALLY SHIELDING OR OBSCURING ONE ABUTTING OR NEARBY USE OR STRUCTURE FROM ANOTHER. ACCEPTABLE METHODS INCLUDE FENCES, WALLS, EARTHERN BERM, CHANGE OF GRADE, DENSE NATURAL VEGETATION OR TREES, OR DENSELY PLANTED VEGETATION OR LANDSCAPING.

Setback (BUILDING RESTRICTION LINE OR BUILDING SETBACK) - A line which is a required minimum distance from the road right-of-way and any lot line that establishes the area within which buildings or structures must be erected or placed.

STREETSCAPE - THE VISUAL ELEMENTS OF THE STREET INCLUDING THE ROADWAY, ADJACENT STRUCTURES, PEDESTRIAN AND BICYCLE FACILITIES, STREET FURNITURE, LANDSCAPING AND OPEN SPACE THAT COMBINE TO FORM THE STREET'S CHARACTER.

TOT-LOT - A DESIGNATED RECREATION AREA FOR YOUNG CHILDREN, WHICH POSSESSES IMAGINATIVE PLAY APPARATUS, SUCH AS ACTIVITY CENTERS, BALANCE BEAMS, CRAWL TUBES, CLIMBERS, MONKEY BARS, PLAYHOUSES, SANDBOXES, SLIDES, SWINGS, ETC., AND INCLUDES A SEATING AREA FOR ADULTS, IN A CLEARLY DEFINED SPACE. TOT LOTS ADDITIONALLY INCLUDE APPROPRIATE AGE RANGE AND WARNING SIGNAGE, AS WELL AS PERIMETER DEFINING FENCING WHEN THEY ARE LOCATED WITHIN FIFTY (50) FEET OF ANY PUBLIC OR PRIVATE ROAD OR
STREET TRAVEL LANE.

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VISITOR, PARKING - SEE “PARKING, VISITOR”.

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Article V, § 75, Figure V-1 - Maximum Residential Densities
(Dwelling Units Per Acre)

Incorporated herein as Attachment A.

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Article VI, § 90, Figure VI-4 - Schedule of Zone Regulations:
Development District Residential Zones

Incorporated herein as Attachment B.

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Article VI, § 95, Figure VI-7 - Schedule of Zone Regulations:
Town Center Core Mixed Use Zones

Incorporated herein as Attachment C.

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Article VI, § 97, Figure VI-9 - Schedule of Zoning Regulations:
Activity Center Zones

Incorporated herein as Attachment D.

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Article VII § 106, Figure VII-2 - Schedule of Zone Regulations:
Planned Residential Development (PRD) Zone

Incorporated herein as Attachment E.

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Article VII § 107, Figure VII-3 - Schedule of Zone Regulations:
Mixed Use (MX) Zone

Incorporated herein as Attachment F.

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Article VII § 111, Figure VII-5A - Schedule of Zone Regulations:

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Transit-Oriented Development (TOD) Zone
Incorporated herein as Attachment G.

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Article XIII § 297-212. Uses corresponding with Table of Permissible Uses.

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3.02.100 Single-family attached residential: duplex.

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B. The conditions for this use are the same as specified below for 3.02.200

Single-family attached residential: townhouse [,] WHERE

APPLICABLE.

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3.02.200 Single-family attached residential: townhouse.

This use is permitted with conditions in the RM and RH Zones and in the PRD,

MX, TOD, CER, [CMR,] CRR, CMR, WC, and AUC Zones, subject to the

requirements below. Where this use is shown and approved on a master plan or

preliminary plan of subdivision, it is permitted in the PUD and WPC Zones, subject

to the [following] requirements BELOW. WHERE THE TEXT OF THIS

SECTION MAY CONFLICT WITH THE SCHEDULE OF ZONE

REGULATIONS CONTAINED IN FIGURES VI-4, VI-7, VI-9, VII-2, VII-3,

OR VII-5A, THE TEXT OF THIS SECTION SHALL PREVAIL.

A. TRANSITIONAL PROVISIONS.

(1) APPLICATIONS FOR PRELIMINARY SUBDIVISION PLANS

THAT INCLUDE SINGLE-FAMILY ATTACHED DWELLING

UNITS, SUBMITTED AFTER NOVEMBER 5, 2021, SHALL BE

SUBJECT TO FULL COMPLIANCE WITH THE

REQUIREMENTS HEREIN.

(2) DEVELOPMENTS WITH PRELIMINARY SUBDIVISION

PLANS SUBMITTED AS OF NOVEMBER 5, 2021 MAY ELECT

to utilize the revised building

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MATERIALS CRITERIA OF 3.02.200 F. (13) (A) AND (B), SUBJECT TO APPROVAL DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS.

(3) DEVELOPMENTS WITH PRELIMINARY SUBDIVISION PLANS SUBMITTED AS OF NOVEMBER 5, 2021 MAY PROCEED TO COMPLETION (i) IN FULL COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS FOR SINGLE-FAMILY ATTACHED DWELLING UNITS IN EFFECT AT THE TIME OF PRELIMINARY SUBDIVISION PLAN SUBMITTAL OR (ii) IN FULL COMPLIANCE WITH THE REQUIREMENTS HEREIN.

[A.]B. PLANNED DEVELOPMENT ZONES. This use is permitted in the PRD, MX and TOD Zones subject to all applicable provisions of Article VII, Planned Development Zones.

C. MINIMUM TRACT SIZE. FOR THE PURPOSE OF SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT, A MINIMUM TRACT SIZE OF 10 ACRES IN THE RM ZONE AND 5 ACRES IN THE RH ZONE IS REQUIRED. THE MINIMUM TRACT SIZE FOR OTHER ZONING DISTRICTS ARE ESTABLISHED WITHIN THE BASE ZONE AND PLANNED DEVELOPMENT ZONE PROVISIONS OF THIS CHAPTER.

D. SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT IN THE RM AND RH ZONES IS SUBJECT TO THE SUPERIOR DESIGN CRITERIA WITHIN APPENDIX I OF THIS CHAPTER.

[B.]E. Landscaping. A landscaping plan and schedule of planting shall be included with the MAJOR [s]Site DEVELOPMENT [p]Plan which satisfies the following requirement: Areas not occupied by buildings, roads, parking areas, service areas or other required or permitted uses, including open

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spaces and usable recreation areas, shall be landscaped by lawn, trees, shrubs, gardens or other suitable ground cover. **LANDSCAPING PROPOSED TO BE LOCATED ON INDIVIDUAL LOTS WILL BE APPROVED DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS.**

[C.]F. **Building requirements and STREETSCAPE relationship.** [w]**Within the RM, RH, PUD, WPC, PRD, MX, TOD, CER, CMR, and CRR Zones:**

**THE FOLLOWING REQUIREMENTS APPLY:**

1. **Dwelling units per structure.** [There shall be no more than four units within a townhouse building or structure when averaged throughout the entire proposed development, but in no case more than six dwelling units shall be contained in a townhouse structure. Deviations from this standard may be approved by the County Commissioners as part of the Planned Development Zone approval or in the CRR and CER Zones upon the demonstration by the applicant that the design is superior in achieving the objectives and purposes of the zone.]

   (A) **THERE SHALL BE NO MORE THAN FIVE DWELLING (5) UNITS WITHIN A TOWNHOUSE STRUCTURE WHEN AVERAGED THROUGHOUT A PROPOSED DEVELOPMENT PLAN, BUT IN NO CASE SHALL MORE THAN SEVEN (7) DWELLING UNITS BE PERMITTED IN A TOWNHOUSE STRUCTURE.**

2. **MINIMUM WIDTH OF TOWNHOUSE DWELLING UNITS.**

   (A) **IN THE PUD, TOD, PRD, CER, CRR, CMR, MX, AUC, WC, AND WPC ZONES WHERE NO INTEGRAL GARAGE IS PROVIDED, OR WHERE THE**

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**NOTE: CAPITALS indicate language added to existing law.**

**[Brackets] indicate language deleted from existing law.**
INTEGRAL GARAGE IS IN THE REAR OF THE UNIT, THE MINIMUM WIDTH OF A TOWNHOUSE DWELLING UNIT SHALL BE AT LEAST SIXTEEN (16) FEET.

(B) IN ALL OTHER ZONES, OR WHERE THE INTEGRAL GARAGE IS IN THE FRONT OF THE UNIT, THE MINIMUM WIDTH OF A TOWNHOUSE DWELLING UNIT SHALL BE AT LEAST EIGHTEEN (18) FEET.

(C) TOWNHOUSE STRUCTURES CONTAINING LOTS OF IDENTICAL WIDTH ARE PROHIBITED. END UNIT lots SHALL BE A MINIMUM OF FOUR FEET WIDER THAN THE INTERIOR lots.

[(2)](3) Setbacks between buildings. The minimum distance between any two unattached dwelling structures is 25 feet. The MINIMUM setback [can] SHALL be increased to 40 feet if the dwelling structures are face-to-face. The point of measurement shall be the exterior walls of the structures and does not include balconies or other architectural features. [A walkway] SIDEWALKS AND WALKWAYS PROVIDING PEDESTRIAN CONNECTIVITY may be provided between buildings without meeting the setback. [if approved by the County Commissioners as part of the Planned Development Zone approval based upon the demonstration by the applicant that the design is superior in achieving the objectives and purposes of the zone.]

(4) ENTRANCES. ALL PRIMARY FRONT OR SIDE ENTRANCES TO A TOWNHOUSE DWELLING UNIT SHALL POSSESS:

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  NOTE: CAPITALS indicate language added to existing law.
  {Brackets} indicate language deleted from existing law.
(A) DISTINCTIVE ENTRY DOORS AND DOOR FRAME DETAILING, SUCH AS SIDELIGHTS, TRANSOMS, PILASTERS, PEDIMENTS, AND CROSSHEADS, OR EQUIVALENT TREATMENTS.

(B) A COMBINATION OF ENHANCED ENTRYWAY TRANSITIONS AND TREATMENTS, SUCH AS WALKWAY PAVERS, MASONRY STOOPS, STAIR RAILINGS, COVERED PORTICOS, DECORATIVE LIGHT FIXTURES, AND OTHER COMPLEMENTARY HARDSCAPE ELEMENTS.

(C) HOME ADDRESS NUMBERS, ASSIGNED BY 911 ADDRESSING, FACING THE CORRESPONDING STREET NAME.

(5) DECKS. DECK DESIGNS, MATERIAL CHOICES, AND FINISHING TREATMENTS SHALL BE CONSISTENT THROUGHOUT A GIVEN COMMUNITY AND REGULATED BY THE COUNTY ARCHITECTURAL REVIEW PROCESS. UNLESS OTHERWISE APPROVED, ALL DECKS WILL POSsess A PRIVACY PANEL FACING THE ADJACENT DWELLING UNIT.

(6) OFF-SETS. THE MINIMUM OFF-SET BETWEEN DWELLING UNITS IN A TOWNHOUSE STRUCTURE IS TWO FEET. MASONRY VENEER PROVIDED ON THE FRONT FAÇADE SHALL BE WRAPPED TO MEET THE COMMON WALL OF THE ADJACENT DWELLING UNIT ON INTERIOR UNITS AND A MINIMUM OF TWO FEET ON END UNITS.

(7) SETBACKS. IN THE RM, RH, PRD, MX, TOD, CER, CMR,
CRR, WC, AND AUC ZONES, FRONT AND REAR SETBACKS FOR SINGLE-FAMILY ATTACHED DWELLING UNITS ARE LISTED WITHIN THE SCHEDULE OF ZONE REGULATIONS - FIGURES (VI-4, VI-7, VI-9, VII-2, VII-3, AND VII-5A), WHICH ARE SPECIFIC TO EACH INDIVIDUAL ZONE IN WHICH THIS USE IS PERMITTED.

[(3)](8) Distance to service areas. No dwelling structure shall be closer than [20 feet to any interior driveway or closer than] 15 feet to any [off-street] parking area THAT IS BOTH OFF-STREET AND OFF-LOT (excluding garages built into an individual dwelling unit).

[(4)](9) Rear yard access. All dwelling units shall be situated so as to provide [adequate] access to THE rear yards, VIA INTERCONNECTED SIDEWALKS, HARD SURFACE WALKWAYS, AND/OR PRIVATE ROADWAY. [except in the CRR and CER Zones.]

[(5) The rears of townhouse buildings shall either be effectively screened by other structures, landscaping, berms or fencing from views from public spaces, such as recreational areas, streets and parking lots, or the rears of townhouse buildings shall be designed so that they have similar features to the fronts (such as reverse gables, bay windows, shutters, trim, entry doors and other architectural features) and shall be designed, along with the sides, to appear as a whole object, such that the front, side and rear facades are compatible with each other and contain common design elements.

[(6) Side and rear walls shall be articulated with doors, windows, recesses, chimneys or other architectural treatments. All end walls shall have a minimum of two architectural features, and lots where end walls are prominent (such as corner lots and lots visible from public spaces, streets or because of topography or road curvature) shall have additional end wall features in a balanced composition.] (10) END WALLS SHALL BE ARTICULATED WITH ARCHITECTURAL FEATURES WHICH ARE SIMILAR

Asterisks *** mean intervening code language remaining unchanged
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[Brackets] indicate language deleted from existing law.
TO THE DETAILS PROVIDED ON THE FRONT FAÇADE
AND SHALL BE DESIGNED SUCH THAT THE FRONT,
END, AND REAR FAÇADES ARE COMPATIBLE AND
CONTAIN COMMON DESIGN ELEMENTS IN A
BALANCED COMPOSITION. ALL END WALLS SHALL
HAVE A MINIMUM OF TWO ARCHITECTURAL
FEATURES PER STORY. HIGH VISIBILITY LOTS
WHERE THE END WALLS ARE PROMINENT SHALL BE
ARTICULATED WITH ARCHITECTURAL FEATURES
WHICH DUPLICATE THE DETAILS PROVIDED ON THE
FRONT FAÇADE.

(11) REAR WALLS. SHALL BE SCREENED FROM VIEWS
OF PUBLIC SPACES, SUCH AS RECREATION AREAS,
STREETS AND PARKING LOTS, OR ARTICULATED
WITH ARCHITECTURAL FEATURES WHICH ARE
SIMILAR TO THE DETAILS PROVIDED ON THE FRONT
FAÇADE AND SHALL BE DESIGNED SUCH THAT THE
FRONT, END AND REAR FAÇADES ARE COMPATIBLE
AND CONTAIN COMMON DESIGN ELEMENTS IN A
BALANCED COMPOSITION. HIGH VISIBILITY LOTS
WHERE REAR WALLS ARE PROMINENT SHALL BE
ARTICULATED WITH ARCHITECTURAL FEATURES
WHICH DUPLICATE THE DETAILS PROVIDED ON THE
FRONT FAÇADE.

[(7)] (12) Above-grade foundation walls. THESE WALLS shall be clad
with finish materials compatible with the primary façade
materials[.] OR SHALL BE TEXTURED OR FORMED TO
SIMULATE A CLAD FINISHED MATERIAL SUCH AS

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BRICK, DECORATIVE BLOCK, OR STUCCO. [f]Finished stucco and stamped concrete [may be] IS permitted and[, if permitted,] shall be of a color compatible with the primary façade colors. EXPOSED FOUNDATION WALLS OF UNCLAD OR UNFINISHED CONCRETE ARE PROHIBITED.

[(8)] (13) BUILDING MATERIALS.

(A) MATERIAL PERCENTAGE. At least 60% of the exterior of each townhouse building shall consist of brick [or], stone[ ], OR FIBER CEMENT SIDING; AND NO MORE THAN 40% OF THE EXTERIOR OF EACH TOWNHOUSE BUILDING SHALL CONSIST OF POLYMERIC OR VINYL SIDING, WITH NO MORE THAN 30% BEING VINYL.

(i) THESE COVERAGE PERCENTAGES EXCLUDE THE SURFACE AREA OF THE EXTERIOR WINDOWS AND DOORWAYS.

(ii) VINYL SIDING IS REQUIRED TO BE A MINIMUM MILL THICKNESS OF 0.44 OR HIGHER.

(iii) THE FRONT AND SIDE ELEVATION OF END UNITS THAT PRIMARILY UTILIZE FIBER CEMENT, POLYMERIC OR VINYL SIDING, OR ARE DESIGNATED AS HIGH VISIBILITY LOTS, SHALL BE PROVIDED WITH A MASONRY WATERTABLE (AT LEAST UP TO THE SILL HEIGHT OF THE FIRST FLOOR WINDOWS) THAT CONSISTS OF BRICK OR STONE.

Asterisks +++ mean intervening code language remaining unchanged
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(B) COLOR SCHEMES AND MATERIAL SELECTIONS.

ALL DWELLING UNITS IN A SINGLE-FAMILY ATTACHED BUILDING SHALL BE DESIGNED FOR DISTINCTIVENESS AND TO MINIMIZE COLOR AND MATERIAL REPETITION SUCH THAT NO ADJACENT UNITS ARE IDENTICAL IN THEIR APPLICATION. APPROVAL OF THE COLOR SCHEMES AND MATERIAL SELECTIONS WILL OCCUR DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS.

(C) MOUNT VERNON VIEWSHED. IF SPECIFIC LOTS IN A SUBDIVISION ARE IDENTIFIED AS BEING LOCATED IN THE AREA OF PRIMARY CONCERN FOR THE MOUNT VERNON VIEWSHED, THE MOUNT VERNON VIEWSHED DESIGN GUIDELINES SHALL APPLY IN DETERMINING THE APPROPRIATE COLOR SCHEMES.

(14) ROOFLINES.

(A) ROOF DESIGN SHALL CONSIDER ALL EDGES OF THE ROOF, INCLUDING EAVES AND GABLES. AN OVERHANG ON ROOF EAVES AND GABLE ENDS OF TWELVE (12) INCHES, WITH FASCIA BOARD, MUST BE PROVIDED UNLESS OTHERWISE APPROVED DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS.

(B) FRONT ELEVATION ROOFLINES SHALL INCLUDE ARCHITECTURAL FEATURES SUCH AS DORMERS OR GABLES ON 50% OR MORE OF UNITS WITHIN
A SINGLE-FAMILY ATTACHED BUILDING OR STRUCTURE. FRACTIONS SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

(C) FRONT ELEVATION ROOFLINES SUPPLIED WITH NON-FUNCTIONAL DORMERS SHALL BE PROVIDED WITH OPAQUE WINDOW FILM, SPANDREL GLASS WINDOWS, OR EQUIVALENT ALTERNATIVE, TO CONCEAL VISIBILITY OF THE INTERIOR ROOF FRAMING.

(D) ROOFTOP DECKS FOR OUTDOOR ENTERTAINMENT ARE PERMITTED SUBJECT TO DEMONSTRATION OF COMPLIANCE WITH APPLICABLE INTERNATIONAL BUILDING CODE (IBC) OR INTERNATIONAL RESIDENTIAL CODE (IRC) REGULATIONS AND SHALL BE ARCHITECTURALLY INTEGRATED INTO THE ROOFLINE VIA DECORATIVE FENCING AND/OR PARAPET WALL.

[(9)] (15) SQUARE FOOTAGE. The minimum square footage of finished livable space, not to include the square footage enclosed by garages, porches, decks, unfinished basement or attic areas, will not be less than 1,250 square feet; subject to the following:

(a) [25%] 50% of the units may be a minimum of 1,250 square feet.

[(b) 25% of the units may be a minimum of 1,450 square feet.]

[(c)] (B) Remaining units must be a minimum of 1,650 square feet.

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[(d)] (C) Dwelling units less than 1,650 square feet are to be mixed within each subdivision.

[D.] G. Within the WC and AUC Zones:

1. Development shall comply with all applicable requirements of §297-(96)97, ACTIVITY CENTER ZONES.

2. Buildings shall be sited and designed to comply with the Downtown Waldorf Vision Plan and Design Guidelines.

3. Attached dwellings (Townhouse and Multiplex) shall not be constructed on lots abutting a principal arterial highway (U.S. 301) or a Waldorf Urban Major Collector as identified in the Waldorf Downtown Design Guidelines.

[E.] H. Requirements for dwelling units located on a public way.

1. All lots within a development of this use shall, at minimum, front on a public way. A public way intended for pedestrian circulation shall have a minimum width of five (5) feet. Public ways intended for automobile parking and circulation shall meet the requirements of Article XVI, ADEQUATE PUBLIC FACILITIES REQUIREMENTS, of this chapter.

2. Within the WC and AUC Zones, public ways shall comply with the requirements of §297-[96]97, Activity Center Zones, and the standards of the Downtown Waldorf Vision and Design Guidelines.

3. All public ways or other common facilities within a development of this use shall be maintained by the property owners within the same development.

[F.] I. MAJOR Site DEVELOPMENT Plan approval. Site approval shall be required for all developments of this use and shall contain all the elements required in Appendix A-1 OF THIS CHAPTER.

J. RECREATIONAL AMENITIES. A DEVELOPMENT OF THIS USE
SHALL INCLUDE ACTIVE RECREATIONAL FACILITIES, CONSISTENT WITH THE REQUIREMENTS ESTABLISHED IN FIGURE XIV-3, IN SECTION §297-228 OF THIS CHAPTER.

K. REQUIRED PARKING.

(1) REQUIRED PARKING SHALL BE PROVIDED FOR ALL DEVELOPMENT OF THIS USE IN ACCORDANCE WITH FIGURE XX-I, TABLE OF PARKING REQUIREMENTS, LOCATED IN ARTICLE XX OF THIS CHAPTER.

(2) THE PARKING SPACE REQUIREMENT FOR SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS MAY BE SATISFIED VIA SOME COMBINATION OF THE FOLLOWING: AN ON-LOT DRIVEWAY, AN INTEGRAL GARAGE, A DETACHED GARAGE ON LOT, OR OFF-LOT PARKING THAT IS WITHIN 200 FEET OF THE ASSOCIATED LOT ALONG A DESIGNATED PEDESTRIAN LINKAGE AS SHOWN ON THE CORRESPONDING PEDESTRIAN CONNECTIVITY MAP.

L. VISITOR PARKING.

(1) A DEVELOPMENT OF THIS USE SHALL PROVIDE ADDITIONAL PARKING SPACES THAT ARE SPECIFICALLY DESIGNATED AS VISITOR PARKING. THE AMOUNT OF VISITOR PARKING PROVIDED SHALL BE A MINIMUM OF TEN (10%) PERCENT ABOVE THE TOTAL PARKING REQUIREMENT PER FIGURE XX-1, TABLE OF PARKING REQUIREMENTS, LOCATED IN ARTICLE XX OF THIS CHAPTER.

(2) REQUIRED VISITOR PARKING SHALL NOT BE COUNTED TOWARDS PARKING REQUIREMENTS FOR
INDIVIDUAL DWELLING UNITS.

(3) REQUIRED VISITOR PARKING SHALL NOT BE PROVIDED ON AN INDIVIDUAL LOT AND WILL CONSTITUTE PARKING AVAILABLE FOR THE USE OF VISITORS TO ANY RESIDENT OF THE DEVELOPMENT.

M. DRIVEWAYS AND GARAGES.

(1) DRIVEWAYS MUST BE ASPHALT, COBBLESTONE, CONCRETE, OR MASONRY PAVERS, UNLESS OTHERWISE APPROVED DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS. DRIVEWAY APRONS ACCESSING PUBLIC ROADS MUST BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE CHARLES COUNTY STANDARD DETAIL MANUAL.

(2) ALL GARAGE DOORS MUST POSSESS ARCHITECTURAL FEATURES SUCH AS WINDOW PANELS SEPARATED BY MULLIONS, MOLDINGS, OR SPECIALITY HARDWARE. THE USE OF CARRIAGE OR OTHER SPECIALITY STYLE DOORS FOR FRONT LOADED GARAGES ARE REQUIRED. CONTEMPORARY GARAGE DOORS, WITH OR WITHOUT ARCHITECTURAL FEATURES, ARE PERMITTED ON A CASE-BY-CASE BASIS WHEN PROPOSED AS THE UNIFORM DESIGN STYLE IN A NEW COMMUNITY. GARAGE DOOR COLOR SHALL BE CONSISTENT WITH THE DWELLING UNIT MATERIAL CHOICES AND COLOR SCHEMES.

N. PEDESTRIAN CONNECTIVITY. A NETWORK OF SIDEWALKS AND WALKWAYS SHALL BE PROVIDED, WITH APPROPRIATE CURB RAMP AND HANDICAP ACCESS, WHICH ENABLES SAFE...
AND DIRECT PEDESTRIAN LINKAGES TO ON-SITE AMENITIES, PARKING, AND NEARBY OFF-SITE SERVICES. MULTI-MODAL CIRCULATION SYSTEMS SHALL BE DESIGNED TO ENCOURAGE WALKING, BIKING, AND USE OF MASS TRANSIT.

(I) A PRELIMINARY PEDESTRIAN CONNECTIVITY MAP AND INDEX FOR A GIVEN DEVELOPMENT IS REQUIRED TO BE SUPPLIED AT TIME OF PRELIMINARY SUBDIVISION PLAN APPLICATION, WHICH ILLUSTRATES THE FOLLOWING:

(A) ACHIEVABLE INTERNAL AND EXTERNAL LINKAGES. THE MAP SHALL IDENTIFY ALL SCHOOLS, PARKS, AND SHOPPING AREAS WITHIN ONE-HALF (1/2) MILE RADIUS OF THE SITE WITH THE LOCATION OF ALL EXISTING AND PROPOSED SIDEWALKS AND WALKWAYS WITHIN THE DEVELOPMENT AND WITHIN ONE (1) MILE OF THE DEVELOPMENT.

(B) A CONNECTIVITY INDEX THAT MEASURES THE GOAL OF PROVIDING SUFFICIENT STREET ROUTES AND MOBILITY OPTIONS. THE INDEX IS A RATIO OF THE NUMBER OF STREET LINKS (ROAD SECTIONS BETWEEN INTERSECTIONS AND CUL-DE-SACS) DIVIDED BY THE NUMBER OF STREET NODES (INTERSECTIONS AND CUL-DE-SAC HEADS). THE MORE LINKS RELATIVE TO NODES, THE MORE CONNECTIVITY. TRADITIONAL GRIDIRON STREET NETWORKS YIELD AN INDEX OF 1.7. CONTEMPORARY NETWORKS YIELD ABOUT 1.2. AN INDEX OF 1.4 IS AN
APPROPRIATE TARGET FOR FUTURE PLANNING
PURPOSES AND SHALL BE REQUIRED UNLESS THE
PLANNING COMMISSION ACCEPTS A LOWER NUMBER.

(2) PEDESTRIAN CONNECTIVITY SHALL BE PROVIDED ON
BOTH SIDES OF PUBLIC AND PRIVATE ROADS,
EXCLUDING ALLEYS. SIDEWALKS AND WALKWAYS
SHALL INTERCONNECT WITH BUILDING ENTRANCES
AND INDIVIDUAL DWELLING UNITS, OFF-LOT AND
VISITOR PARKING, AND USEABLE OPEN SPACE AND
RECREATION AREAS.

(3) UNLESS OTHERWISE APPROVED BY THE PLANNING
COMMISSION, SIDEWALKS AND WALKWAYS SHALL
INTERCONNECT WITH ADJACENT OR NEARBY
PEDESTRIAN NETWORKS IDENTIFIED WITHIN A ONE-
THOUSAND FOOT RADIUS, AS SHOWN ON THE
PEDESTRIAN CONNECTIVITY MAP.

(4) THE SIDEWALKS AND WALKWAYS REQUIRED BY THIS
SECTION SHALL BE AT LEAST FIVE (5) FEET IN WIDTH
AND CONSTRUCTED ACCORDING TO THE
SPECIFICATIONS SET FORTH IN THE CHARLES
COUNTY ROAD ORDINANCE.

O. NEIGHBORHOOD LIGHTING. STREETLIGHTS ARE REQUIRED
IN OFF-LOT AND VISITOR PARKING AREAS.

(1) ALL PROPOSED STREET LIGHTING IS REQUIRED AT
MINIMUM TO ADHERE TO THE ESTABLISHED
REQUIREMENTS AND STANDARDS OF SECTIONS §297-
305 AND §297-306 OF THIS CHAPTER, AND THE
APPLICABLE CRITERIA OUTLINED IN SECTIONS §278-

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95 AND §278-96 OF THE CHARLES COUNTY SUBDIVISION
REGULATIONS. COMPLIANCE SHALL BE
DEMONSTRATED VIA THE SUBMISSION OF AN
OUTDOOR LIGHTING (PHOTOMETRIC) PLAN AS PART
OF THE MAJOR SITE DEVELOPMENT PLAN
APPLICATION REVIEW PROCESS, IN ACCORDANCE
WITH APPENDIX A-1 OF THIS CHAPTER.

P. TRASH AND RECYCLING. THE APPROPRIATE LOCATION,
SCREENING, AND STORAGE OF RESIDENTIAL TRASH AND
RECYCLING CONTAINERS SHALL BE DETERMINED DURING
THE MAJOR SITE DEVELOPMENT PLAN APPLICATION
REVIEW PROCESS. PLACEMENT OF THESE CONTAINERS
WILL NOT BE AN AFTERTHOUGHT AND WILL BE PLANNED
FOR IN ORDER TO AVOID VISUAL IMPACTS TO THE
STREETSCAPE.

Q. METER SCREENING. ELECTRICAL METERING PLACED ON
THE FRONT FAÇADE OF UNITS SHALL BE DISGUISED,
ENCLOSED, PAINTED, OR OTHERWISE SCREENED SUCH
THAT THE BOX AND CONDUIT VISUALLY BLEND WITH THE
FINISHED VENEER. VIEW OF THE GLASS PORTION OF THE
METER MUST REMAIN UNOBSSTRUCTED.

*************************************************************************

3.02.300 Single-family attached residential: multiplex.
This use is permitted with conditions in the RM and RH Zones and in the PRD,
MX, TOD, CER, CMR, CRR, WC, and AUC Zones, subject to the same conditions
as specified in Use 3.02.200[.], WHERE APPLICABLE. Where this use is shown
and approved on a master plan or preliminary plan of subdivision, it is permitted in
the PUD and WPC Zones, subject to the same conditions for this use as Use

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Article XIV, §228, Figure XIV-2 - Schedule of Dimensional Requirements:
Cluster Developments, Charles County, Maryland
Incorporated herein as Attachment H.

Article XIV, §228, Figure XIV-3 - Minimum Acceptable Facilities for Active Recreation - Suburban Cluster Development on Public Water or Sewer
Incorporated herein as Attachment I.

Article XVII, §297-278, Definitions.
In addition to the definitions contained in Article III, Definitions, as used in this article, the following words shall have the meanings indicated:

RECEIVING PARCEL or RECEIVING ZONE
A lot or parcel of land that has been designated as the development district in the Comprehensive Plan, is located in a zone in which the use of TDRs is authorized by this chapter (RL, RM, RH, CER, CRR, CMR, AUC, WC) and is located in a cluster development in the RL, RM or RH Zones[;], A DUPLEX, TOWNHOUSE OR MULTI-FAMILY DEVELOPMENT, or in a PRD, TOD or MX Zone as set forth in Article VII; or in the CER, CRR, CMR, AUC or WC Zones.

Article XIX, §325, Event Signs.

E. With the exception of directional signs erected in accordance with §297-324(G), no event signs shall be placed in the public rights-of-way or within [the sight triangle] ANY SIGHT DISTANCE EASEMENT of any intersection. Event signs made of wood shall not exceed thirty-two (32) square feet. Such signs must be placed on private property with owner’s permission.
Article XX, §297-335, Number of parking spaces required.

A. All development in all zones shall provide the minimum number of parking spaces indicated in the Table of [Off-Street] Parking Requirements (see Figure XX-1).

(1) No NONRESIDENTIAL use shall provide more than the required number of spaces, unless all spaces in excess of the required number are constructed using an industry standard pervious pavement AND DESIGNED ACCORDING TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORMWATER DESIGN MANUAL.

B. NONRESIDENTIAL USES. All [off-street] parking spaces required to serve NONRESIDENTIAL buildings or a use erected or established shall be located on the same lot as the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of a nonresidential use or where spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained as set forth in § 297-339, 297-340 and 297-341.

D. Table of [Off-Street] Parking Requirements (See Figure XX-1 attached to this chapter).

Article XX, §297-336, Parking space dimensions.

E. WHEN REQUIRED PARKING SPACES FOR INDIVIDUAL RESIDENTIAL DWELLINGS ARE BEING CALCULATED ON THE PROVIDED DRIVEWAY PARKING PAD, THE FOLLOWING MINIMUM WIDTHS AND LENGTHS SHALL BE PRESCRIBED:

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(1) **ONE (1) PARKING SPACE:** 9 FEET WIDE BY 18 FEET LENGTH.

(2) **TWO (2) PARKING SPACES (SIDE BY SIDE):** 16 1/2 FEET WIDE BY 18 FEET LENGTH.

(3) **TWO (2) PARKING SPACES (STACKED):** 9 FEET WIDE BY 36 FEET DEPTH.

Article XX, §297-338. General design requirements.

D. Parking requirements may be provided in attached or detached garages, in off-street parking lots or on parking pads on the lots. No more than 75% of the total number of garage spaces provided for single-family attached or multi-family dwellings units may be counted towards the minimum requirements of Figure XX-1. [XV-1]. [On residential lots, each required parking space shall have direct and unobstructed access to a road.]

J. [A “sight triangle” shall be observed] INTERSECTION OR STOPPING SIGHT DISTANCE SHALL BE PROVIDED at all street intersections or intersections of driveways with streets as required in § 297-28 of Article II.

N. The percentage of coverage of parking areas and driveways in any residential zone shall not exceed 40% of the total required front yard or side street side yard; EXCLUDING SINGLE-FAMILY ATTACHED RESIDENTIAL USES.

Article XX, Figure XX-1 – Table of [Off-Street] Parking Requirements.

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[Brackets] indicate language deleted from existing law.
Use Description | [Off-Street] Parking Requirements
---|---
3.02.000 Single-family attached
3.02.100 Duplex | [2 spaces per unit]
1 BEDROOM | 2 SPACES PER UNIT
2 BEDROOM | 2.25 SPACES PER UNIT
3 OR MORE BEDROOMS | 2.5 SPACES PER UNIT
3.02.200 Townhouse | [2 spaces per unit]
1 Bedroom | 2 spaces per unit
2 Bedroom | 2.25 spaces per unit
3 OR MORE Bedrooms | 2.5 spaces per unit
3.02.300 Multiplex
1 BEDROOM | 2 SPACES PER UNIT
2 BEDROOM | 2.25 SPACES PER UNIT
3 OR MORE BEDROOMS | 2.5 SPACES PER UNIT

Article XXI, §358, Perimeter Landscaping.

D. Landscape plantings [that are planted within the sight triangle shall conform to the following standards:] SHALL NOT OBSTRUCT INTERSECTION OR DRIVEWAY LINES OF SIGHT AS REQUIRED BY THE CHARLES COUNTY ROAD ORDINANCE.

[1] No trees planted shall have a main/stem/trunk greater than eight inches or have a drip line that falls below six feet six inches in height.]

[2] No shrubs or ground covers shall exceed a height of 24 inches.]

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Appendix A, Zoning Regulations.

Information Required with Applications for Master Plans and Site Plans.

******************************************************************

<p>| Development Stage |
|-------------------|------------------|</p>
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Master Plan</th>
<th>Minor Site Plan</th>
<th>Major Site Plan</th>
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<tr>
<td>I. Project – Plat Information</td>
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53. Lighting plan and details
(OUTDOOR LIGHTING PHOTOMETRIC PLAN) | X | X |

57. [Site triangles] SIGHT DISTANCE EASEMENTS | X | X |

58. [Vehicular and pedestrian circulation patterns]
VEHICULAR CIRCULATION PATTERNS AND PEDESTRIAN CONNECTIVITY MAP/INDEX | X | |

62. APPROVED PRELIMINARY SUBDIVISION PLAN | | X |

Notes: X = item required at indicated development stage.

******************************************************************

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SECTION 2. BE IT FURTHER ENACTED, that this Act shall take effect FORTY-FIVE (45) calendar days after it is adopted.

ADOPTED this 21st day of September 2021.

COUNTY COMMISSIONERS
CHARLES COUNTY, MARYLAND

Reuben B. Collins, II, Esq., President
Bobby Rucci, Vice President
Gilbert O. Bowling, III
Thomasina O. Coates, M.S.
Amanda M. Stewart, M. Ed.

ATTEST:
Carol Desoto, Clerk to the Commissioners

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### Table: Maximum Residential Densities (Dwelling Units Per Acre)

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<thead>
<tr>
<th>Residential Zones</th>
<th>Base Density</th>
<th>With Affordable Housing Density Bonus</th>
<th>With Maximum TDRs</th>
<th>Maximum TDRs Affordable Housing Density Bonus</th>
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</tbody>
</table>

**Notes:**
1. The County Commissioners may grant density bonuses as set forth in § 297.244. A minimum of 10% of units shall be affordable housing to qualify for density bonuses.
2. Densities may be increased to 100% per acre in the Neighborhood Conservation District established in the Comprehensive Plan as set forth in § 297.68.

Density calculations in the CBR, CMR, and CRR Zones. To achieve a density over the base density in these zones, the applicant must purchase one Transferable Development Right for each of the third, fifth, seventh and ninth dwelling units per acre. Density is established by dividing the number of base dwelling units by the number of acres devoted to residential development. The resulting density must be rounded up to the next whole number. Any fractional portion of a number resulting from a density calculation will automatically be rounded up to the next whole number. A density calculation yield of 1.0 dwelling per acre, this would be rounded up to be 2.0 units per acre, and one Transferable Development Right must be purchased for each of the additional units. In no case may densities in these zones exceed 15 units per acre in the Core Rural Residential (CRR) and Core Employment Residential (CER) Zones or 10 units per acre in the Core Mixed Residential (CMR) Zone.
### Attachment B

#### Figure VI-4

**Schedule of Zone Regulations: Development District Zones**

**ABBREVIATIONS**
- D: Dwelling unit
- FAR: Floor area ratio

**FAR** is calculated as the ratio derived by dividing the total floor area of a building by the base site area.

- **ISR** is the impervious surface ratio, calculated as the ratio derived by dividing the area of impervious surfaces by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads, and sidewalks.

<table>
<thead>
<tr>
<th>Uses</th>
<th>Area</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Maximum Height</th>
<th>Minimum Lot Coverage</th>
<th>Minimum Open Space</th>
<th>Maximum ISR</th>
<th>Minimum Tract Size</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RI Zone</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural 1 acre</td>
<td>3acre</td>
<td>150 200</td>
<td>75 40 80 50 40</td>
<td>3 1</td>
<td>30%</td>
<td>0.30 FAR</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>Residential 18,000 square feet</td>
<td>18,000</td>
<td>70 80 65</td>
<td>30 15 35 30 36</td>
<td>3 1</td>
<td>30%</td>
<td>0.30 FAR</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>Institutional 4,000,000 square feet</td>
<td>4,000,000</td>
<td>180 150 80</td>
<td>50 20 40 40 36</td>
<td>3 1</td>
<td>30%</td>
<td>0.30 FAR</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td><strong>RM Zone</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural 1 acre</td>
<td>3acre</td>
<td>150 200</td>
<td>75 40 80 50 40</td>
<td>3 1</td>
<td>30%</td>
<td>0.30 FAR</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>Residential 12,000 square feet</td>
<td>12,000</td>
<td>60 65 50</td>
<td>25 8 20 25 36</td>
<td>3 1</td>
<td>30%</td>
<td>0.30 FAR</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td><strong>TOWNHOUSE</strong></td>
<td>3.02.200</td>
<td>1,500 SQUARE FEET</td>
<td>1,250</td>
<td>SEE REQUIREMENTS BELOW</td>
<td>36 1</td>
<td>60%</td>
<td>45% 0.35</td>
<td></td>
</tr>
<tr>
<td>1. WITHOUT ON-Lot GARAGE</td>
<td>18</td>
<td>18</td>
<td>18 0 0 18</td>
<td>3 1</td>
<td>60%</td>
<td>45% 0.35</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. WITH ATTACHED INTEGRAL FRONT LOAD GARAGE</td>
<td>18</td>
<td>18</td>
<td>18 0 0 18</td>
<td>3 1</td>
<td>60%</td>
<td>45% 0.35</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. WITH ATTACHED INTEGRAL REAR LOAD GARAGE</td>
<td>18</td>
<td>18</td>
<td>18 0 0 18</td>
<td>3 1</td>
<td>60%</td>
<td>45% 0.35</td>
<td></td>
<td></td>
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<tr>
<td>4. WITH ON-Lot REAR DETACHED GARAGE</td>
<td>18</td>
<td>18</td>
<td>18 0 0 18</td>
<td>3 1</td>
<td>60%</td>
<td>45% 0.35</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RI Zone</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural 1 acre</td>
<td>3acre</td>
<td>150 200</td>
<td>75 40 80 50 40</td>
<td>3 1</td>
<td>40%</td>
<td>0.33 FAR</td>
<td>0.5</td>
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<tr>
<td>Residential 8,000 square feet</td>
<td>8,000</td>
<td>50 65 65</td>
<td>20 8 20 25 36</td>
<td>3 1</td>
<td>40%</td>
<td>0.33 FAR</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td><strong>TOWNHOUSE</strong></td>
<td>3.02.200</td>
<td>1,500 SQUARE FEET</td>
<td>1,250</td>
<td>SEE REQUIREMENTS BELOW</td>
<td>36 1</td>
<td>60%</td>
<td>45% 0.35</td>
<td></td>
</tr>
<tr>
<td>1. WITHOUT ON-Lot GARAGE</td>
<td>18</td>
<td>18</td>
<td>18 0 0 18</td>
<td>3 1</td>
<td>60%</td>
<td>45% 0.35</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. WITH ATTACHED INTEGRAL FRONT LOAD GARAGE</td>
<td>18</td>
<td>18</td>
<td>18 0 0 18</td>
<td>3 1</td>
<td>60%</td>
<td>45% 0.35</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

### ABBREVIATIONS
- du: Dwelling unit
- FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.
- ISR: Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

### Table: Minimum Lot Criteria

<table>
<thead>
<tr>
<th>Uses</th>
<th>Area</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Maximum Height</th>
<th>Minimum Tract Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. WITH ATTACHED/ INTEGRAL REAR LOAD GARAGE</td>
<td></td>
<td></td>
<td>Front</td>
<td>Side</td>
<td>Total</td>
</tr>
<tr>
<td>Institutional</td>
<td>1 acre</td>
<td></td>
<td>18</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>RO Zone</td>
<td></td>
<td></td>
<td>18</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Agricultural</td>
<td>3 acres</td>
<td></td>
<td>150</td>
<td>200</td>
<td>120</td>
</tr>
<tr>
<td>Single-family detached</td>
<td>14,000 square feet</td>
<td></td>
<td>70</td>
<td>100</td>
<td>60</td>
</tr>
<tr>
<td>Group home (9-16 people)</td>
<td>1 acre</td>
<td></td>
<td>100</td>
<td>120</td>
<td>80</td>
</tr>
<tr>
<td>Halfway house</td>
<td>3.04,300</td>
<td></td>
<td>100</td>
<td>120</td>
<td>80</td>
</tr>
<tr>
<td>Day-care center</td>
<td>3.04,220</td>
<td></td>
<td>100</td>
<td>120</td>
<td>80</td>
</tr>
<tr>
<td>Institutional/utilities' recreation</td>
<td>14,000 square feet</td>
<td></td>
<td>70</td>
<td>100</td>
<td>60</td>
</tr>
<tr>
<td>Service Oriented</td>
<td></td>
<td></td>
<td>14,000 square feet</td>
<td>70</td>
<td>100</td>
</tr>
<tr>
<td>Commercial</td>
<td>5.00,000</td>
<td></td>
<td>14,000 square feet</td>
<td>70</td>
<td>100</td>
</tr>
<tr>
<td>Commercial</td>
<td>6.00,000</td>
<td></td>
<td>14,000 square feet</td>
<td>70</td>
<td>100</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Core Retail/Residential (CRR) Zone</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements</th>
<th>Maximum Yard (feet)</th>
<th>Maximum Height (feet)</th>
<th>Lot Coverage</th>
<th>Intensity</th>
<th>Minimum Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area</td>
<td>Width</td>
<td>Depth</td>
<td>Front</td>
<td>Side</td>
<td>Total</td>
<td>Rear</td>
</tr>
<tr>
<td>Single-family detached 3.01.100</td>
<td>5,000 square feet</td>
<td>55</td>
<td>75</td>
<td>30</td>
<td>10</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Patio court /rumin 3.01.300</td>
<td>3,000 square feet</td>
<td>45</td>
<td>30</td>
<td>10</td>
<td>6</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Duplex 3.02.100</td>
<td>6,000 square feet</td>
<td>45</td>
<td>75</td>
<td>30</td>
<td>10</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Townhouse 3.02.200</td>
<td>1,500 square feet</td>
<td>12</td>
<td>[18]</td>
<td>[16]</td>
<td>[16]</td>
<td>[9]</td>
<td>[9]</td>
</tr>
</tbody>
</table>

**1. WITH ATTACHED INTEGRAL REAR GARAGE**

- Garden apartment 3.03.100
  - 2,000 square feet
  - Minimum Lot Criteria: 16 ft. [200 ft.]
  - Minimum Yard Requirements: 16 ft. [180 ft.]
  - Maximum Yard (feet): 10 ft. [100 ft.]
  - Maximum Height (feet): 20 ft.
  - Lot Coverage: 0.50
  - Intensity: 10%

**2. WITH ON-LOT REAR DETACHED GARAGE**

- Garden apartment 3.03.100
  - 2,000 square feet
  - Minimum Lot Criteria: 16 ft. [200 ft.]
  - Minimum Yard Requirements: 16 ft. [180 ft.]
  - Maximum Yard (feet): 10 ft. [100 ft.]
  - Maximum Height (feet): 20 ft.
  - Lot Coverage: 0.50
  - Intensity: 10%

**Additional Notes:***

- A habitable area enclosed by the roof assembly (area between the roof eave and the roof edge) one (1) level above the third story may be added and the allowable building height may be exceeded in accordance with Chapter 297-27A (3).
### Attachment C

Figure VI-7

Schedule of Zone Regulations: Town Center Core Mixed Use Zones
Charles County, Maryland (Cont'd)

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Maximum Yard (feet)</th>
<th>Maximum Height</th>
<th>Lot Coverage</th>
<th>Intensity</th>
<th>Minimum Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (square feet)</td>
<td>Width (feet)</td>
<td>Depth (feet)</td>
<td>Front</td>
<td>Side</td>
<td>Total</td>
<td>Rear</td>
</tr>
<tr>
<td>Core Employment/Residential (CER) Zone</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>3,000</td>
<td>55</td>
<td>73</td>
<td>30</td>
<td>10</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Patio/ Courts/ Atrium</td>
<td>3,000</td>
<td>45</td>
<td>30</td>
<td>10</td>
<td>6</td>
<td>12</td>
<td>20</td>
</tr>
<tr>
<td>Duplex 3.02.100</td>
<td>6,000</td>
<td>45</td>
<td>75</td>
<td>30</td>
<td>10</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Townhouse 3.02.200</td>
<td>1,500</td>
<td>1,2[00]50</td>
<td>[0]</td>
<td>[1]</td>
<td>[0]</td>
<td>[2]</td>
<td>[0]</td>
</tr>
</tbody>
</table>

**SEE REQUIREMENTS BELOW**

1. **WITH ATTACHED/INTEGRAL REAR LOAD GARAGE**
   - 16 16 10 0 0 18
2. **WITH ON-LOT REAR DETACHED GARAGE**
   - 18 18 10 0 0 35

| Garden apartment 3.03.100               | 2,500               | 200   | 200         | 10    | 10   | 20   | 50   | 40   | 3     |                | 20%        |
| Commercial apartment 3.03.400           | 1,000               | 200   | 200         | 10    | 10   | 20   | 50   | 40   | 3     |                | 20%        |
| Mixed-Use Building 8.01.000 & 8.02.000  | 10,000              | 100   | 100         | 10    | 0    | 0    | 20   | 10   | 50    | 2-4            | 6.50        | 20%        |
| Inst/Util/Rec. 4.00.000                 | 10,000              | 100   | 100         | 10    | 0    | 0    | 50   | 18   | 50    | 2-4            | 6.50        | 20%        |
| Service-oriented commercial 5.00.000    | 10,000              | 100   | 100         | 10    | 0    | 0    | 20   | 18   | 50    | 2-4            | 6.50        | 20%        |
| Commercial 6.00.000                     | 10,000              | 100   | 100         | 10    | 0    | 0    | 50   | 18   | 50    | 2-4            | 6.50        | 20%        |
| Industrial 7.00.000                     | 10,000              | 100   | 100         | 10    | 10   | 20   | 50   | 18   | 50    | 2-4            | 6.50        | 20%        |

---

### Abbreviations
- du: Dwelling unit
- FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

### Table: Schedule of Zoning Regulations: Town Center Core Mixed Use Zones

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Maximum Yard (feet)</th>
<th>Maximum Height</th>
<th>Lot Coverage</th>
<th>Intensity</th>
<th>Minimum Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area</td>
<td>Width</td>
<td>Depth</td>
<td>Front</td>
<td>Side</td>
<td>Total</td>
<td>Rear</td>
</tr>
<tr>
<td>Core Mixed/Residential (CMR) Zone</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached 3.01.100</td>
<td>5,000 square feet</td>
<td>55</td>
<td>75</td>
<td>30</td>
<td>10</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Plans/quarter 3.01.300</td>
<td>3,000 square feet</td>
<td>45</td>
<td></td>
<td>30</td>
<td>10</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Duplex 3.02.100</td>
<td>6,000 square feet</td>
<td>3,000 square feet</td>
<td>45</td>
<td>75</td>
<td>30</td>
<td>10</td>
<td>6</td>
</tr>
<tr>
<td>Townhouse 3.02.200</td>
<td>1,500 SQUARE FEET</td>
<td>1,2000 SQUARE FEET</td>
<td>[18]</td>
<td>[20]</td>
<td>[18]</td>
<td>[18]</td>
<td>[18]</td>
</tr>
</tbody>
</table>

**SEE REQUIREMENTS BELOW**

1. **WITH ATTACHED/INTEGRAL REAR LOAD GARAGE**
   - 16 | 16 | 10 | 0 | 0 | 18

2. **WITH ON-LOT REAR DETACHED GARAGE**
   - 15 | 15 | 10 | 0 | 0 | 15

- **Commercial Apartment 3.03.400**
  - 1,000 square feet

- **Intr./Util./Rec 4.00.000**
  - 10,000 square feet

- **Service-oriented commercial 5.00.000**
  - 10,000 square feet

- **Commercial 6.00.000**
  - 10,000 square feet

- **Industrial 7.00.000**
  - 10,000 square feet

---

1. **A HABITABLE AREA ENCLODED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A (3).**
### Figure VI-9
#### Schedule of Zone Regulations: Activity Center Zones

Charles County, Maryland

Added 4-23-2010 by Bill No. 2010-02

<table>
<thead>
<tr>
<th>Uses: Waldorf Central (WC) Zone</th>
<th>Minimum Lot Criteria</th>
<th>Front Setback Requirements</th>
<th>Minimum Yard Requirements (Feet)</th>
<th>Min &amp; Max Height (Stories)</th>
<th>Min and Max Floor Area Ratio (FAR)</th>
<th>Max Lot Coverage</th>
<th>Minimum Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (Sq. Ft.)</td>
<td>Width (Feet)</td>
<td>Depth (Feet)</td>
<td>Frontage (Feet)</td>
<td>Minimum</td>
<td>Maximum</td>
<td>Side</td>
</tr>
<tr>
<td>Townhouse</td>
<td>3,022 (60)</td>
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<td>16</td>
<td>[6]</td>
<td>10</td>
<td>15</td>
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<tr>
<td>Multiplex</td>
<td>3,022 (60)</td>
<td>18</td>
<td>18</td>
<td>[6]</td>
<td>10</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>Garden Apartment</td>
<td>10,000 (180)</td>
<td>50</td>
<td>80</td>
<td>50</td>
<td>0</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Mid-Rise</td>
<td>10,000 (180)</td>
<td>50</td>
<td>80</td>
<td>50</td>
<td>0</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Commercial Apartment</td>
<td>10,000 (180)</td>
<td>50</td>
<td>80</td>
<td>50</td>
<td>0</td>
<td>12</td>
<td>0</td>
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<tr>
<td>Inst./Utility/Recreation</td>
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<td>50</td>
<td>80</td>
<td>50</td>
<td>0</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Service Commercial</td>
<td>10,000 (180)</td>
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<td>80</td>
<td>50</td>
<td>0</td>
<td>12</td>
<td>0</td>
</tr>
</tbody>
</table>

### Attachment D

**Figure VI-9 Continued**

**Schedule of Zoning Regulations: Activity Center Zones**

**Charles County, Maryland**

**Added 4-23-2010 by Bill No. 2010-02**

<table>
<thead>
<tr>
<th>Uses: Activity Center (AUC) Zone</th>
<th>Minimum Lot Criteria</th>
<th>Front Setback Requirements</th>
<th>Minimum Yard Requirements (Feet)</th>
<th>Min. and Max Height (Stories)</th>
<th>Min. and Max. Floor Area Ratio (FAR)</th>
<th>Maximum Lot Coverage</th>
<th>Minimum Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Townhouse 3.02.200</strong></td>
<td>[18] [50] [18] [6] [15]</td>
<td>2-4</td>
<td>70%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1. WITH ATTACHED/INTEGRAL REAR LOAD GARAGE</strong></td>
<td>16 16 10 15 0 18</td>
<td>2-4</td>
<td>70%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2. WITH ON-LOT DETACHED GARAGE</strong></td>
<td>18 18 10 15 0 35</td>
<td>2-4</td>
<td>70%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Multiplex 3.02.300</strong></td>
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<td>70%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Garden Apartment 3.03.100</strong></td>
<td>10,000 [50] [80] [50] 0 12 0 0 2-3 0.7-2.0</td>
<td>90%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mid-Rise 3.03.200</strong></td>
<td>10,000 [50] [80] [50] 0 12 0 0 4-5 0.7-2.0</td>
<td>90%</td>
<td>15%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>High-Rise 3.03.300</strong></td>
<td>20,000 [100] [200] [100] 0 12 0 0 6-10 0.7-2.0</td>
<td>90%</td>
<td>15%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Commercial Apartment 3.03.400</strong></td>
<td>10,000 [50] [80] [50] 0 12 0 0 3-10 0.7-2.0</td>
<td>90%</td>
<td>15%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Inst./Utility/Recreation 4.00.000</strong></td>
<td>10,000 [50] [80] [50] 0 12 0 0 3-10 0.7-2.0</td>
<td>90%</td>
<td>15%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Service Commercial 5.00.000</strong></td>
<td>10,000 [50] [80] [50] 0 12 0 0 3-10 0.7-2.0</td>
<td>90%</td>
<td>15%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Commercial 6.00.000</strong></td>
<td>10,000 [50] [80] [50] 0 12 0 0 3-10 0.7-2.0</td>
<td>90%</td>
<td>15%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

1. Maximum FAR may be increased under the following circumstances:
   a. An FAR up to 2.5 shall be permitted for buildings within ¼ mile of an existing or planned light rail station.
   b. An FAR up to 6.0 shall be permitted within the AUC Zone, provided that structured parking shall be required if the FAR exceeds 2.5, and a traffic study and trip management plan are submitted demonstrating that the available road, pedestrian and transit facilities are adequate to handle projected trips.
### Schedule of Zone Regulations: Planned Residential Development (PRD) Zone

**ABBREVIATIONS:**
- **du**: Dwelling unit
- **FAR**: Floor area ratio
- **ISR**: Impervious surface ratio

The FAR is measured as a ratio derived by dividing the total floor area of a building by the base site area. The ISR is derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all building, parking areas, driveways, roads, and sidewalks.

#### Minimum Lot Criteria

<table>
<thead>
<tr>
<th>Uses</th>
<th>Area</th>
<th>Minimum Lot Requirements (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td>3 acres</td>
<td>150 Width</td>
</tr>
<tr>
<td>3.01.100</td>
<td></td>
<td>200 Depth</td>
</tr>
</tbody>
</table>

#### Minimum Yard Requirements

<table>
<thead>
<tr>
<th>Uses</th>
<th>Square feet per du</th>
<th>Minimum Yard Requirements (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>6,000 square feet</td>
<td>55 Width</td>
</tr>
<tr>
<td>3.01.160</td>
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<td>74 Depth</td>
</tr>
</tbody>
</table>

#### Maximum Height

<table>
<thead>
<tr>
<th>Uses</th>
<th>Maximum Height (feet)</th>
<th>Lot Coverage</th>
<th>Minimum Open Space</th>
<th>Maximum ISR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duplex</td>
<td>36 3.6</td>
<td>50%</td>
<td>30%</td>
<td>0.30</td>
</tr>
</tbody>
</table>

#### Lot Line

<table>
<thead>
<tr>
<th>Uses</th>
<th>Lot Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td>1,000</td>
</tr>
</tbody>
</table>

#### Detached Garages

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum Open Space</th>
<th>Maximum ISR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiplex</td>
<td>45%</td>
<td>0.35</td>
</tr>
</tbody>
</table>

#### Requirements Below

1. **WITHOUT ON-LOT GARAGE**
   - Minimum Lot Criteria: 16
   - Minimum Yard Requirements: 16
   - Maximum Height: 18
   - Lot Coverage: 0
   - Minimum Open Space: 0
   - Maximum ISR: 0

2. **WITH ATTACHED INTEGRAL FRONT LOAD GARAGE**
   - Minimum Lot Criteria: 18
   - Minimum Yard Requirements: 18
   - Maximum Height: 18
   - Lot Coverage: 0
   - Minimum Open Space: 0
   - Maximum ISR: 0

3. **WITH ATTACHED INTEGRAL REAR LOAD GARAGE**
   - Minimum Lot Criteria: 16
   - Minimum Yard Requirements: 16
   - Maximum Height: 15
   - Lot Coverage: 0
   - Minimum Open Space: 0
   - Maximum ISR: 0

4. **WITH ATTACHED REAR DETACHED GARAGE**
   - Minimum Lot Criteria: 18
   - Minimum Yard Requirements: 18
   - Maximum Height: 15
   - Lot Coverage: 0
   - Minimum Open Space: 0
   - Maximum ISR: 0

5. **Multiplex**
   - Minimum Lot Criteria: 10,000 square feet
   - Minimum Yard Requirements: 10
   - Maximum Height: 26
   - Lot Coverage: 3
   - Minimum Open Space: 45%
   - Maximum ISR: 0.35

6. **Garden apartment**
   - Minimum Lot Criteria: 20,000 square feet
   - Minimum Yard Requirements: 20
   - Maximum Height: 40
   - Lot Coverage: 5
   - Minimum Open Space: 45%
   - Maximum ISR: 0.45

7. **Mid-rise**
   - Minimum Lot Criteria: 20,000 square feet
   - Minimum Yard Requirements: 20
   - Maximum Height: 60
   - Lot Coverage: 5
   - Minimum Open Space: 60%
   - Maximum ISR: 0.40

*Updated [2012] 2020*
### Attachment E

<table>
<thead>
<tr>
<th></th>
<th>square feet</th>
<th>3,000</th>
<th>50</th>
<th>100</th>
<th>30</th>
<th>30</th>
<th>15</th>
<th>40</th>
<th>20</th>
<th>60</th>
<th>5</th>
<th>n/a</th>
<th>75%</th>
<th>0.30</th>
</tr>
</thead>
<tbody>
<tr>
<td>High-rise</td>
<td>29,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.03.300</td>
<td>3,000</td>
<td>50</td>
<td>100</td>
<td>30</td>
<td>30</td>
<td>15</td>
<td>40</td>
<td>20</td>
<td>60</td>
<td>5</td>
<td>n/a</td>
<td>70%</td>
<td>0.30</td>
<td></td>
</tr>
<tr>
<td>All other permitted uses</td>
<td>1 acre</td>
<td>n/a</td>
<td>100</td>
<td>150</td>
<td>75</td>
<td>n/a</td>
<td>40</td>
<td>80</td>
<td>50</td>
<td>50</td>
<td>3</td>
<td>n/a</td>
<td>n/a</td>
<td>0.70</td>
</tr>
</tbody>
</table>

Notes:
1. May be increased as per §297-216, Art. III.
2. Based on square footage of development per §297-212, Use §3.01.160.
### Attachment F

#### Schedule of Zone Regulations: Mixed Use (MX) Zone

**Figure VII-3**

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Maximum Height</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area</td>
<td>Square feet per unit</td>
<td>Width (feet)</td>
<td>Depth (feet)</td>
</tr>
<tr>
<td>Agricultural 1.00.000</td>
<td></td>
<td></td>
<td>3 acres</td>
<td>n/a</td>
</tr>
<tr>
<td>Marine 2.00.000</td>
<td></td>
<td></td>
<td>2 acres</td>
<td>n/a</td>
</tr>
<tr>
<td>Single-family detached 3.01.100</td>
<td>5,000</td>
<td>1,250-1,650 square feet</td>
<td>55</td>
<td>75</td>
</tr>
<tr>
<td>Lot line 3.01.200</td>
<td></td>
<td></td>
<td>3,000 square feet</td>
<td>45</td>
</tr>
<tr>
<td>Patio/courtyard 3.01.300</td>
<td></td>
<td></td>
<td>3,000 square feet</td>
<td>45</td>
</tr>
<tr>
<td>Duplex 3.02.100</td>
<td></td>
<td></td>
<td>6,000 square feet</td>
<td>50</td>
</tr>
<tr>
<td>Townhouse 3.02.200</td>
<td>[n/a]</td>
<td>1,500 SUE FEET</td>
<td>1,250</td>
<td>[n/a]</td>
</tr>
</tbody>
</table>

#### 1. WITHOUT ON-LOT GARAGE

- 16 16 18 0 0 18

#### 2. WITH ATTACHED INTEGRAL FRONT LOAD GARAGE

- 18 18 18 0 0 15

#### 3. WITH ATTACHED INTEGRAL REAR LOAD GARAGE

- 16 16 18 0 0 18

#### 4. WITH ON-LOT REAR DETACHED GARAGE

- 18 18 18 0 0 18

#### Multiple 3.03.300

- 10,000 square feet

---

Updated [2010] 2020
### Schedule of Zone Regulations: Mixed Use (MX) Zone

#### Abbreviations:
- du: Dwelling unit

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Maximum Height</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area</td>
<td>Square feet per du</td>
<td>Width (feet)</td>
<td>Depth (feet)</td>
</tr>
<tr>
<td>Garden apartments 3.03.100</td>
<td>20,000 square feet</td>
<td>5,000</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>Mid-rise 3.03.200</td>
<td>20,000 square feet</td>
<td>4,000</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>High-rise 3.03.300</td>
<td>20,000 square feet</td>
<td>3,000</td>
<td>300</td>
<td>300</td>
</tr>
<tr>
<td>Commercial apartment 3.03.400</td>
<td>n/a</td>
<td>1,500</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Mixed-Use Building 8.01.100 &amp; 8.02.000</td>
<td>20,000 square feet</td>
<td>n/a</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Institutional/Utilities/recreation 4.00.000</td>
<td>n/a</td>
<td>100</td>
<td>100</td>
<td>n/a</td>
</tr>
<tr>
<td>Service-oriented commercial 5.00.000</td>
<td>n/a</td>
<td>100</td>
<td>100</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial 6.00.000</td>
<td>n/a</td>
<td>100</td>
<td>100</td>
<td>n/a</td>
</tr>
<tr>
<td>Industrial 7.00.000</td>
<td>3 acres</td>
<td>n/a</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

**Notes:**
1. May be increased as per §297-210, Art. XIII.
2. Based on percentage of development per §297-212, Use 3.01.100.

*Updated [2010] 2020*
**Attachment G**

**Schedule of Zone Regulation: Transit-Oriented Development (TOU) Zone**

**Abbreviations:**
- **DU:** Dwelling unit
- **FAR:** Floor area ratio
- **A intensity:** Measured as a ratio derived by dividing the total floor area of a building by the base site area.
- **ISR:** Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads, and sidewalks.

### Table: Minimum Lot Criteria and Yard Requirements

<table>
<thead>
<tr>
<th>Uses</th>
<th>Area</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Maximum Height</th>
<th>Lot Coverage</th>
<th>Maximum ISR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Front (feet)</td>
<td>Side (feet)</td>
<td>Total (feet)</td>
<td>Rear (feet)</td>
</tr>
<tr>
<td>Agricultural</td>
<td>3 acres</td>
<td>n/a</td>
<td>150</td>
<td>200</td>
<td>n/a</td>
<td>75</td>
</tr>
<tr>
<td>Marine</td>
<td>2 acres</td>
<td>n/a</td>
<td>150</td>
<td>200</td>
<td>n/a</td>
<td>75</td>
</tr>
<tr>
<td>Single-family detached 3.01.100</td>
<td>5,000 square feet</td>
<td>1,250-1,650</td>
<td>55</td>
<td>75</td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>Lot line 3.01.200</td>
<td>3,000 square feet</td>
<td>n/a</td>
<td>45</td>
<td>n/a</td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>Patio/courtyard 3.01.300</td>
<td>3,000 square feet</td>
<td>n/a</td>
<td>45</td>
<td>n/a</td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>Duplex 3.02.100</td>
<td>4,000 square feet</td>
<td>2,000</td>
<td>50</td>
<td>100</td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>Townhouse 3.02.200</td>
<td>1,500 square feet</td>
<td>1,250</td>
<td>[18]</td>
<td>[18]</td>
<td>[18]</td>
<td>[10]</td>
</tr>
</tbody>
</table>

**Notes:**
- **SEE REQUIREMENTS BELOW**

1. **WITHOUT ON-LOT GARAGE**
   - 16
   - 16
   - 18
   - 0
   - 18
2. **WITH INTEGRAL FRONT LOAD GARAGE**
   - 18
   - 18
   - 18
   - 0
   - 15
3. **WITH INTEGRAL REAR LOAD GARAGE**
   - 15
   - 16
   - 10
   - 0
   - 18
4. **WITH ON-LOT REAR DETACHED GARAGE**
   - 18
   - 18
   - 10
   - 0
   - 18

**Updated [2010] 2020**
# Attachment G

**Figure VII-5A Cont'd**

Schedule of Zone Regulations: Transit-Oriented Development (TOD) Zone

**ABBREVIATIONS:**
- **du**: Dwelling unit
- **FAR**: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.
- **JSR**: Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum Lot Criteria</th>
<th>Minimum Yard Requirements</th>
<th>Maximum Height</th>
<th>Lot Coverage</th>
<th>Maximum JSR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (square feet)</td>
<td>Width (feet)</td>
<td>Depth (feet)</td>
<td>Frontage (feet)</td>
<td>Feet</td>
</tr>
<tr>
<td>Garden apartments 3.03.100</td>
<td>20,000</td>
<td>3,000</td>
<td>200</td>
<td>200</td>
<td>0/10 0/10 50</td>
</tr>
<tr>
<td>Mid-rise 3.03.100</td>
<td>20,000</td>
<td>2,000</td>
<td>150</td>
<td>150</td>
<td>0/10 0/10 50</td>
</tr>
<tr>
<td>High-rise 3.03.200</td>
<td>20,000</td>
<td>1,000</td>
<td>300</td>
<td>300</td>
<td>0/10 0/10 50</td>
</tr>
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<td>1,500</td>
<td>n/a</td>
<td>n/a</td>
<td>0/10 0/10 25</td>
</tr>
<tr>
<td>Mixed-Use Building 8.01.000 &amp; 8.02.000</td>
<td>20,000</td>
<td>n/a</td>
<td>100</td>
<td>n/a</td>
<td>0/10 0/10 25</td>
</tr>
<tr>
<td>Institutional/utilities/recreation 4.00.000</td>
<td>n/a</td>
<td>100</td>
<td>n/a</td>
<td>n/a</td>
<td>0/10 0/10 25</td>
</tr>
<tr>
<td>Service oriented commercial 5.00.000</td>
<td>n/a</td>
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<td>n/a</td>
<td>n/a</td>
<td>0/10 0/10 25</td>
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<tr>
<td>Commercial 6.00.000</td>
<td>n/a</td>
<td>100</td>
<td>n/a</td>
<td>n/a</td>
<td>0/10 0/10 25</td>
</tr>
</tbody>
</table>

**Notes:**
1. May be increased as per §297-210, Art. XIII.
2. Based on percentage of development per §297-212, Use # 3.0.100.
### Schedule of Dimensional Requirements: Cluster Developments
Charles County, Maryland

<table>
<thead>
<tr>
<th>Zones and Dwelling Types</th>
<th>Lot Area (square Feet)</th>
<th>Area/dwelling unit (square feet)</th>
<th>Width (feet)</th>
<th>Depth (feet)</th>
<th>Frontage (feet)</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Rear Feet</th>
<th>Stories</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AC, RC</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>40,000</td>
<td>80</td>
<td>50</td>
<td>30</td>
<td>10</td>
<td>25</td>
<td>50</td>
<td>3</td>
<td>25%</td>
</tr>
<tr>
<td>3.01.100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RR</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>15,000</td>
<td>80</td>
<td>50</td>
<td>30</td>
<td>10</td>
<td>25</td>
<td>25</td>
<td>3</td>
<td>30%</td>
</tr>
<tr>
<td>3.01.100</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RV</strong></td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>10,000</td>
<td>70</td>
<td>40</td>
<td>25</td>
<td>8</td>
<td>20</td>
<td>25</td>
<td>3</td>
<td>35%</td>
</tr>
<tr>
<td>3.01.100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex 3.02.100</td>
<td>10,000</td>
<td>60</td>
<td>40</td>
<td>25</td>
<td>0</td>
<td>15</td>
<td>20</td>
<td>3</td>
<td>40%</td>
</tr>
<tr>
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<td></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>8,000</td>
<td>65</td>
<td>40</td>
<td>25</td>
<td>8</td>
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<td>20</td>
<td>3</td>
<td>35%</td>
</tr>
<tr>
<td>3.01.100</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RM</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>7,000</td>
<td>55</td>
<td>30</td>
<td>20</td>
<td>8</td>
<td>20</td>
<td>20</td>
<td>3</td>
<td>50%</td>
</tr>
<tr>
<td>3.01.100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Schedule of Dimensional Requirements: Cluster Developments
Charles County, Maryland
(Continued)

<table>
<thead>
<tr>
<th>Zones and Dwelling Types</th>
<th>Lot Area (square feet)</th>
<th>Minimum Lot Criteria</th>
<th>Maximum Height</th>
<th>Minimum Yard Requirements (feet)</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH</td>
<td>6,000</td>
<td>Height</td>
<td>Front</td>
<td>Side</td>
<td>Total</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Width</td>
<td>Frontage</td>
<td>Side</td>
<td>Total</td>
</tr>
<tr>
<td>Single-family detached</td>
<td>6,000</td>
<td>55</td>
<td>30</td>
<td>20</td>
<td>8</td>
</tr>
</tbody>
</table>

**NOTES:**

1. Where the suburban cluster development is permitted without public water and sewer, the minimum lot area shall be that which is permitted by the County Health Department.
2. Width measured at minimum building restriction line.
3. Lot coverage includes the square footage of all buildings located on the lot.
4. The minimum lot area may be reduced to 6,000 square feet when at least 25% of the density of the cluster development is the result of transferable development rights being transferred to the property.

A. [An attached balcony, deck, porch, and patio may project into the minimum rear yards of townhouse units by up to 10 feet where the rear yards are adjacent to the Resource Protection Zone (RPZ) or Forest Conservation (FC) Easement Areas.] ON CLUSTER DEVELOPMENT SINGLE-FAMILY DETACHED LOTS, THE FOLLOWING STRUCTURES MAY PROJECT INTO THE MINIMUM REAR YARD UP TO TEN FEET WHERE THE REAR YARDS ARE ADJACENT TO RECORDED BUFFER YARDS, STORMWATER MANAGEMENT FEATURES, PASSIVE OPEN SPACE, THE RESOURCE PROTECTION ZONE, OR FOREST CONSERVATION EASEMENTS: (i) ATTACHED BALCONIES, DECKS, NECESSARY LANDINGS, OPEN FIRE ESCAPES, PATIOS (NOT ENCLOSED), PORCHES, AND UNCOVERED STAIRS.

## Attachment I

**Figure XIV-3**
Minimum Acceptable Facilities for Active Recreation

(Suburban) Cluster, AND SINGLE-FAMILY ATTACHED RESIDENTIAL, Development on Public Water or Sewer

<table>
<thead>
<tr>
<th>Dwelling Units</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 50</td>
<td>TOT-LOT OR [P]Picnic shelter [/] WITH tables [/] OR A gazebo.</td>
</tr>
<tr>
<td>50 to 100</td>
<td>ADDITIONAL Tot-lot[s], ADULT OUTDOOR RECREATION (BOCCE COURTS, PICKLE BALL COURTS, PUTTING GREENS, ETC.), COMMUNITY GARDEN, OR COMMUNITY DOG PARK</td>
</tr>
<tr>
<td>100 to 250</td>
<td>Fitness trail (WITH FINES STATIONS), PAVED BICYCLE TRAIL (SUBJECT TO AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) REQUIREMENTS), or [volleyball courts.] MULTI-PURPOSE FIELDS.</td>
</tr>
<tr>
<td>250 to 500</td>
<td>Tennis courts, basketball courts, or [multipurpose field] VOLLEYBALL COURTS.</td>
</tr>
<tr>
<td>500+</td>
<td>Any one of the following: swimming pool; soccer field; football field; softball field; OR boat ramp.[; or paved bike trail.]</td>
</tr>
</tbody>
</table>

**NOTES:**

1. The recreational facilities identified are to serve as a guide and may be combined or substituted, provided that the facilities proposed are commensurate with the scale of the development.

2. Recreational facility requirements are cumulative in that the larger-scale development must include facilities equivalent to the smaller-scale development in addition to those listed for their class of development.

*Notes*: *** mean intervening code language remaining unchanged

**Capital:** indicate language added to existing law

*Brackets* indicate language deleted from existing law
Attachment J

APPENDIX I

SUPERIOR DESIGN CRITERIA FOR CLUSTER DEVELOPMENTS, SINGLE-FAMILY ATTACHED RESIDENTIAL IN THE RM AND RH ZONES, AND PLANNED DEVELOPMENT ZONES

[Added 4-23-2010 by Bill No. 2010-06]

Superior Design.

When creating or evaluating a project for Superior Design, the following criteria shall be used and applied to the project whenever possible, or as applicable:

A. Rural Development Project Criteria: A rural development project that is superior in design demonstrates optimal land use planning and contains a combination of the following elements which exceed the requirements for conventional subdivision:

1) The Proposed Open Space:
   a) Exceeds the amount required by this Chapter and includes areas not already protected by this Chapter;
   b) Connects to other adjacent open space areas which are at least 10,000 square feet in size, and can serve as wildlife corridors in accordance with Maryland’s Green Infrastructure Guidelines; or
   c) Includes landscaped areas and clearly defines maintenance responsibilities.

2) The Forest Conservation design exceeds the County’s and the Chesapeake Bay Critical Area Program requirements, including planting and mitigation standards;

3) The proposed agricultural use lots, if any, contain one or more of the following elements:
   a) Lots which are greater than 25 acres and contain more than 50% Class I-IV soils as classified by the United States Department of Agriculture Natural Resources Conservation Service;
   b) Lots which maximize the use of existing agricultural infrastructure (such as barns, silos, equipment storage areas) and cleared or existing crop-land; or
   c) Lots where the primary use of an agricultural use lot is forestry, the lot contains productive soils for silviculture and is of sufficient size and design that is viable for forest harvest operations as determined by a qualified state licensed forester.
4) The proposed development includes shared pedestrian and bicycle facilities and bike racks where desired or applicable;

5) The proposed development includes a trail system within and connecting open space or roads to adjacent properties, or alternatives such as mowed grass or pervious concrete, and signage provided at trail heads and along trails;

6) The proposed development relies in the limited use of flag-shaped lots, while maintaining individual yard privacy and limiting clearing of individual building sites;

7) The homes in the proposed development will have views of open space, not backs or sides of other homes;

8) The development demonstrates its commitment to environmental stewardship through the use of one or more of the following elements:
   a) Conservation landscaping;
   b) Water re-use;
   c) Use of renewable energy, or other energy efficiency measures detailed in HOA covenants for private lots and/or community facilities;
   d) Limited or no stream crossings; or
   e) Disturbance of steep slopes or other environmental features on lots are minimized.

9) The proposed design ensures that pre-development views from existing roads and other scenic views are preserved;

10) The development minimized impacts to or protects historic watershed features, such as farm houses and farm roads, barns, fence lines, meadows, forests or farm land views from existing roads;

11) The proposed street tree caliper is larger than required;

12) The proposed development includes vehicle or pedestrian inter-parcel connections to adjacent neighborhoods or connecting to existing vehicle or pedestrian facilities;

13) Loop roads are provided within the proposed development; and

14) The proposed development minimizes the use of cul-de-sacs and any islands within proposed cul-de-sacs are landscaped.

B. Development District Project Criteria: A development project that is superior in design demonstrates optimal land use planning and contains a combination of the following elements, which exceed the requirements under the Base Zone Regulations (Article VI):

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Asterisks ** mean interwoven code language remaining unchanged. NOTE: CAPITALS indicate language added to existing law [Brackets] indicate language deleted from existing law
1) Open space that is integrated into the neighborhood as urban parks or pocket parks and open space maintenance responsibilities are clearly defined;

2) The Forest Conservation design exceeds the County’s and the Chesapeake Bay Critical Area Program requirements, including planting and mitigation standards;

3) A mix of housing types;

4) Diverse architectural design types that include such features as:
   a) Garages that are not the most predominant design feature and are setback further from the street than the house frontage;
   b) Side loaded, or rear loaded garages; and
   c) Front or side porches which facilitate placement of under roof seating adjacent to the entry door and provide an opportunity for residents to interact with the neighborhood.

5) Community gathering facilities, such as covered pavilion, community bulletin boards, community art or community centers, gardens or other similar amenities;

6) Shared pedestrian and bicycle facilities and bike racks where feasible;

7) Covered bus stops;

8) A trail system within and connecting open space or roads to adjacent properties; or alternatives such as mowed grass or pervious concrete, with improvements such as lighting, street furniture and landscaping, and signage provided at trail heads and along trails;

9) The development demonstrates its commitment to environmental stewardship through the use of one or more of the following elements:
   a) Conservation landscaping;
   b) Water re-use;
   c) Renewable energy, or other energy efficiency measures detailed in HOA covenants for private lots and/or community facilities;
   d) Limited or no stream crossings; or
   e) Disturbance of steep slopes or other environmental features on lots are minimized;

10) A plan to relocate existing trees to meet some of the landscaping/street tree requirements or street tree caliper provided that is larger than required.
11) Sidewalks on both sides of the street, which shall be at least five (5) feet in width, where feasible, as determined by the Planning Director[;] THIS ELEMENT APPLIES SOLELY TO PROJECTS THAT HAVE SINGLE-FAMILY DETACHED AND/OR MULTI-FAMILY HOUSING UNITS.

12) Vehicle or pedestrian inter-parcel connections to adjacent neighborhoods or tying into existing vehicle or pedestrian facilities;

13) A grid of interconnected street network with parks or civic uses in or near the center of neighborhoods; and

14) Designated additional [guest] VISITOR parking of at least 10% above the number of parking spaces required in Article XX of this Chapter and spread throughout the project. This element applies solely to projects that have [townhouses or] multi-family housing units.