

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2022 Legislative Session

Bill 2022-09

**Zoning Text Amendment (ZTA) 22-168, Mini-Warehouses in the Neighborhood
Commercial (CN) Zone**

Introduced by Charles County Commissioners

Amending certain provisions of the Zoning Ordinance of Charles County to permit use code 7.02.230, Mini-Warehouses, by special exception in the Neighborhood Commercial (CN) Zone. This amends Figure IV-1, Table of Permissible Uses, Figure VI-5, Schedule of Zone Regulations: Commercial Zones, and Article XIII Minimum Standards for Special Exceptions and Uses Permitted with Conditions of the Charles County Zoning Ordinance.

Date introduced: 10 / 04 / 2022

Public Hearing: 11 / 02 / 2022 @ 6:00 p.m. Hybrid-Virtually/In-Person

Commissioners Action: 11 / 02 / 2022 _____

Commissioner Votes: RBC: Y, BR: Y, GB: Y, TC: Y, AS: Y

Pass/Fail: Pass

Effective Date: 12 / 17 / 2022

Remarks: _____

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

1 **COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

2
3 **2022 Legislative Session**

4
5 Bill No. 2022-09
6 Chapter. No. 297
7 Introduced by Charles County Commissioners
8 Date of Introduction October 4, 2022

9
10 **BILL**

11 AN ACT concerning:

12 **REVISIONS TO THE USES ALLOWED IN THE**
13 **NEIGHBORHOOD COMMERCIAL (CN) ZONE**

14
15 FOR the purpose of

16 Amending certain provisions of the Zoning Ordinance of Charles County, Maryland to
17 permit Use #7.02.230, Mini-warehouses in the Neighborhood Commercial (CN) Zone by
18 special exception subject to certain conditions.

19
20 BY Amending:

21 Chapter 297 – ZONING ORDINANCE
22 Article IV, Permissible Uses,
23 § 297-63, Figure IV-1 Table of Permissible Uses
24 *Code of Charles County, Maryland*

25
26 BY Amending:

27 Chapter 297 –ZONING ORDINANCE
28 Article VI, Base Zone Regulations
29 Figure VI-5, Schedule of Zone Regulations: Commercial Zones
30 *Code of Charles County, Maryland*

1 BY Amending:

2 Chapter 297 – ZONING ORDINANCE

3 Article XIII, Minimum Standards for Special Exceptions and Uses Permitted with
4 Conditions

5 § 297-212(116), Uses Corresponding with Table of Permissible Uses; Use 7.02.230

6 *Code of Charles County, Maryland*

7
8 **PREAMBLE**

9
10 **WHEREAS**, property owners living in the rural areas of the County do not currently have
11 access to off-site storage units (mini warehouses) in close proximity to their homes;

12
13 **WHEREAS**, many residential neighborhoods are subject to homeowners' associations
14 (HOAs) whose governing documents and recorded covenants prohibit the storage of certain
15 oversized vehicles such as boats and recreational vehicles (RVs) within the neighborhood,
16 including those in the CN Zone; and

17
18 **WHEREAS**, allowing Use # 7.02.230 (mini warehouses) in the Neighborhood
19 Commercial (CN) Zone would enable residents living in some of the more rural areas of the County
20 to safely store their personal property in an off-site location in closer proximity to their homes.

21
22 **NOW, THEREFORE,**

23
24
25
26 **SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF**
27 **CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as**
28 **follows:**

29
30 *****

Asterisks *** mean intervening code language remaining unchanged
CAPITALS mean language added to the law
[Brackets] mean language deleted from the law

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

Chapter 297 – ZONING ORDINANCE
Article IV, PERMISSIBLE USES

§ 297-63, Figure IV-1 Table of Permissible Uses:

Chapter 297 – ZONING ORDINANCE
Article VI, BASE ZONE REGULATIONS

Figure VI-5, Schedule of Zone Regulations: Commercial Zones:

Chapter 297 – ZONING ORDINANCE
Article XIII, MINIMUM STANDARDS FOR SPECIAL EXCEPTIONS
AND USES PERMITTED WITH CONDITIONS

§ 297-212 (116), Uses Corresponding with Table of Permissible Uses

7.02.230 Mini-warehouses. This use is permitted with conditions in the IG and IH Zones and is permitted by special exception in the CC, CV, CN, CB, BP, PEP and MX Zones, provided that the following are met:
[Amended 7-6-1998 by Ord. No. 98-58; 3-30-1999 by Ord. No. 99-32; 1-10-2006 by Bill No. 2005-11]

Asterisks *** mean intervening code language remaining unchanged
CAPITALS mean language added to the law
[Brackets] mean language deleted from the law

1 A. At least 75% of the total on-site storage space shall be contained in individual enclosed stalls
2 containing no more than 500 square feet each and no greater than 10 feet in height.

3
4 B. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage
5 space are permitted. Prohibited uses include but are not limited to miscellaneous sales; fabrication
6 or repair of vehicles, equipment or other goods; transfer-storage business based on site; residential
7 uses, other than the resident manager's apartment; or any use that creates a nuisance due to noise,
8 odor, dust, light or electrical interference.

9
10 C. Site plans submitted with applications for mini-warehouse development shall clearly
11 demonstrate that adequate access for fire suppression and other emergency equipment is provided
12 to and within mini-warehouse facilities. Inner drive/parking lanes shall be a minimum of 25 feet
13 in width, with outermost lanes of such facilities a minimum of 35 feet in width. As an alternative
14 design, the outermost lanes of such facilities may be no less than 30 feet in width, provided that at
15 least a forty-foot outside turning radius, and a ten-foot inside turning radius, are installed for the
16 turns at the corners of buildings on the outermost access lanes, thereby maintaining a minimum
17 thirty-foot uniform access drive width. Buildings, bollards or other obstructions to traffic shall not
18 interfere with the turning radii at the corners.

19
20 D. Mini-warehouses shall not be allowed to use metal siding on those elevations that are visible
21 from adjoining roads and streets.

22
23 E. If adjoining properties are used or zoned for residential purposes:

24 (1) Property lines not facing a street shall be improved with a minimum six-foot-high, one-
25 hundred-percent opaque solid wooden fence or masonry wall along the entire length,
26 except for approved access crossings; such improvements are to be located outside any
27 public right-of-way and interior to a Level E Buffer Yard as defined in Article XXIII.

28 (2) Property lines not facing a street shall be provided with a minimum six-foot, one-
29 hundred-percent opaque, wooden fence or masonry wall along the entire length (except for
30 approved access crossings); and all improvements are to be located outside any public

1 right-of-way and interior to a minimum twenty-foot landscape strip or Buffer Yard C, as
2 in Article [XXIII](#).

3
4 **F.** If all adjoining properties are used or zoned for other than residential purposes:

5 [\(1\)](#) Property lines not facing a street shall be improved with a minimum six-foot-high, one-
6 hundred-percent opaque solid wooden fence or masonry wall along the entire length,
7 interior to a ten-foot Buffer Yard B, as in Article [XXIII](#).

8 [\(2\)](#) Property lines facing a street shall be provided with a minimum twenty-foot landscape
9 strip or buffer as specified in Article [XXII](#) and [Appendix E](#)^[16] and a minimum six-foot-
10 high, one-hundred-percent opaque wooden fence or masonry wall along the entire length
11 (except for approved access crossings) located outside any public right-of-way and interior
12 to any required landscape strips and/or buffers. In the CC, CB, CV, BP, IG and PEP Zones,
13 a Buffer Yard B shall be required; a Buffer Yard C shall be required in the MX Zone; and
14 a Buffer Yard D shall be required in the IH Zone, as defined in Article [XXIII](#).

15 [\[16\]](#) *Editor's Note: [Appendix E](#) is included as an attachment to this chapter.*

16
17 **G.** Mini-warehouse facilities within the CB Zone and the CC Zone shall be subject to one of the
18 following two requirements, in addition to Subsections A through F:

19 [\(1\)](#) Mini-warehouse facilities shall be designed and constructed as multilevel facilities, in
20 accordance with the Base Zone Regulations for Commercial Zones, [Figure VI-](#)
21 [5](#).^[17] Elevators shall be incorporated to facilitate access to upper floors. Front elevations
22 shall be designed to enhance the streetscape consistent with that of a downtown area,
23 advancing the objectives of the Comprehensive Plan and subarea plans in terms of
24 development character as it pertains to town centers; or

25 [\[17\]](#) *Editor's Note: [Figure VI-5](#) is included as an attachment to this chapter.*

26 [\(2\)](#) Mini-warehouse facilities shall be sited in locations removed from the street front to
27 the extent reasonable and practicable, to allow for the location, contiguous to the public
28 road, of uses that are appropriate to the objectives of the CB Zone, CC Zone,
29 Comprehensive Plan and subarea plans.

1 **H. MINI-WAREHOUSE BUILDINGS WITHIN THE CN ZONE WILL BE DESIGNED**
2 **TO BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.**

3 *****

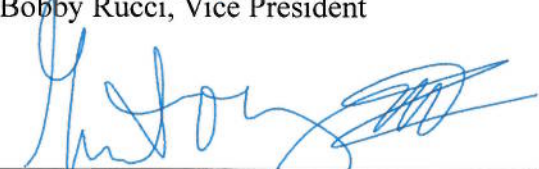
4 **SECTION 2.** BE IT FURTHER ENACTED that this act shall take effect forty-five (45)
5 calendar days after it becomes law.

7 ADOPTED this 2nd day of November 2022

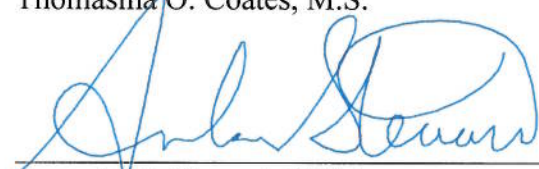
8
9 COUNTY COMMISSIONERS
10 CHARLES COUNTY, MARYLAND

11 
12
13
14 Reuben B. Collins, II, Esq., President

15 
16
17
18 Bobby Rucci, Vice President

19 
20
21
22 Gilbert O. Bowling, III

23 
24
25
26 Thomasina O. Coates, M.S.

27 
28
29
30 Amanda M. Stewart, M.Ed.

31
32
33 ATTEST:

34 
35
36
37 Carol DeSoto, Clerk to the Commissioners

ZONING REGULATIONS
297 Attachment 1

Charles County

Figure IV-1
Table of Permissible Uses

[Amended 8-2-1993 by Ord. No. 93-82; 12-7-1993 by Ord. No. 93-100; 12-7-1993 by Ord. No. 93-101; 12-7-1993 by Ord. No. 94-4; 9-12-1994 by Ord. No. 94-83; 11-21-1994 by Ord. No. 94-100; 10-31-1995 by Ord. No. 95-96; 11-7-1995 by Ord. No. 95-97; 2-13-1996 by Ord. No. 96-7; 9-10-1996 by Ord. No. 96-88; 5-5-1997 by Ord. No. 97-44; 7-8-1997 by Ord. No. 97-83; 3-1-1999 by Ord. No. 99-16; 3-30-1999 by Ord. No. 99-32; 3-30-1999 by Ord. No. 99-33; 10-25-2000 by Ord. No. 99-92; 2-22-2000 by Ord. No. 00-10; 5-2-2000 by Ord. No. 00-37; 8-21-2000 by Ord. No. 00-64; 10-23-2000 by Ord. No. 00-93; 10-23-2001 by Ord. No. 01-87; 5-21-2002 by Ord. No. 02-58; 9-23-2002 by Ord. No. 02-80; 3-21-2005 by Bill No. 2005-03; 7-25-2005 by Bill No. 2005-01; 8-9-2005 by Bill No. 2005-13; 1-10-2006 by Bill No. 2005-11; 3-14-2007 by Bill No. 2007-05; 5-7-2008 by Bill No. 2008-02; 9-3-2008 by Bill No. 2008-11; 10-22-2008 by Bill No. 2008-12; 10-22-2008 by Bill No. 2008-21; 4-13-2010 by Bill No. 2010-02; 4-13-2010 by Bill No. 2010-05; 4-13-2010 by Bill No. 2010-06; 3-30-2011 by Bill No. 2011-02; 6-19-2012 by Bill No. 2012-08; 5-6-2014 by Bill No. 2014-02; 3-15-2016 by Bill No. 2016-01; 9-20-2016 by Bill No. 2016-06; 6-13-2017 by Bill No. 2017-01; 6-6-2017 by Bill No. 2017-03; 9-11-2018 by Bill No. 2018-04; 10-2-2018 by Bill No. 2018-05; 10-2-2018 by Bill No. 2018-06; 7-9-2019 by Bill No. 2019-01; 6-16-2020 by Bill No. 2020-04; BILL 2022-XXX]

KEY:
P = Permitted
PC = Permitted with Conditions
SE = Special Exception
Blank = Not Permitted
* = See § 297-91D, Commercial

Uses Description	Zones																							Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	III	PRD	PEP	MX	PMH	TOD	CER	CRR		
1.00.000 AGRICULTURAL																									
1.01.000 Agricultural operations, farming																									
1.01.100 Excluding livestock --- horticultural, hydroponic, chemical, or general farming, truck gardens, cultivation of field crops, orchards, groves, or nurseries for growing or propagation of plants, trees, and shrubs	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P					
1.01.200 Including livestock on a parcel greater than five acres --- dairy farming, keeping or raising for sale large or small animals, reptiles, fish, birds, poultry, or aquaculture	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC		PC					
1.01.300 Keeping of livestock on less than or equal to five acres																									
1.01.310 Horses, livestock maintained as pets, and 4-H or school projects	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC		PC					
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale	SE		SE	SE																					
1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located																									
1.01.410 Grain dryers and related structures	P										P		P		P	P									

CHARLES COUNTY CODE

Uses Description	Zones																										
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	III	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building	P										P		P		P	P											
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture	P												P		P	P		P									
1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances, and statutes	P												P		P	P		P									
1.01.450 Poultry houses, hog operations with six or more hogs	PC																										
1.01.460 Slaughterhouses	SE															SE											
1.01.470 Processing and selling products raised on-site	P	P	P																								
1.01.500 Commercial stables	P	P	P	SE		SE	SE			P	P		SE				SE		SE								
1.01.600 Farrier services	P	P	P							P	P	P	P														
1.01.700 Use of heavy cultivating machinery, spray planes, or irrigating machinery	P	P	P	P		PC	PC																				
1.02.000 Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P							
1.03.000 Open-air markets and horticultural sales																											
1.03.100 Open-air markets																											
1.03.110 Farm and craft markets, flea markets			P							P	P	P	P						P		P		P		P	P	
1.03.120 Open-air product markets	PC	PC	PC	PC						P	P	P	P						P		P		P		P	P	
1.03.200 Horticultural sales with outdoor display	SE	SE	SE								P	P	P						P		P						
1.03.300 Livestock markets	SE	SE														PC											
1.04.000 Hunting and fishing cabins	PC		PC																								
1.05.000 Commercial greenhouse operation																											
1.05.100 No on-premises sale	P	P	P	P						P	P		P		P	P											
1.05.200 On-premises sales permitted	P	SE	SE	SE						P	P		P		P	P											
1.05.300 Medical cannabis dispensary											PC	PC		PC	PC	PC		PC									

ZONING REGULATIONS

Uses Description	Zones																							Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)		
	AC	RC	WCD	RR	RV	RL	RM	RII	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR			CMR	
1.06.000 Kennel, commercial	PC	SE	SE			SE				PC	PC		PC													P	P
1.07.000 Cat boarding facility	PC	PC	PC	PC		PC																					
2.00.000 MARINE																											
2.01.000 Marina, including boat sales and repair and boat rental including sailboards and jet skis											PC		PC					PC	PC								
2.02.000 Seafood processing																											
2.02.100 Seafood processing and seafood operations with products raised or harvested off-site											PC		P		P			SE	PC								
2.02.200 Seafood processing and seafood operations with products raised on the premises	PC	PC	PC																								
2.03.000 Marine terminal													SE		P	P		P	SE								
2.04.000 Commercial fishing	P	P	P		P																						
3.00.000 RESIDENTIAL																											
3.01.000 Single-family detached																											
3.01.100 Single-family detached	P	P	P	P	P	P	P	P	P				P		PC		P		P	P		PC	PC	PC			
3.01.200 Lot line																	PC		PC		PC			PC			
3.01.300 Patio/court/atrium			P														PC		PC		PC			PC			
3.01.400 Class A manufactured home	P	P	P	P	P	P	P	P												P							
3.01.500 Class B manufactured home	P	P	SE	SE		SE														P							
3.01.600 Tenant house	PC	PC	PC	PC		PC																					
3.01.700 Primary residence with accessory apartment	PC	PC	PC	PC	PC	PC	PC	PC	PC	P									PC		PC	PC	PC	PC			
3.01.800 Single-room-occupancy units								P	P	P	P	P	P				P		P		P	P	P	P			
3.02.000 Single-family attached																											
3.02.100 Duplex					P		PC	PC									PC		PC		PC	PC	PC	PC			
3.02.200 Townhouse							PC	PC									PC		PC		PC	PC	PC	PC	PC	PC	
3.02.300 Multiplex							PC	PC									PC		PC		PC	PC	PC	PC	PC	PC	
3.03.000 Multifamily																											
3.03.100 Garden apartment							PC	PC									PC		PC		P	PC	PC		PC	PC	
3.03.200 Midrise							PC	PC									PC		PC		P				PC	PC	
3.03.300 High-rise																	SE		SE		SE						PC

CHARLES COUNTY CODE

Uses Description	Zones																						
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	GRR
3.03.400 Commercial apartment									P	P	P	P	P						P		P	P	
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes																							
3.04.100 Group homes																							
3.04.110 Not more than eight people	PC	PC	PC	PC	PC	PC	PC	PC	PC								PC		PC	PC	PC	PC	PC
3.04.120 With between nine and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	P	P			P				SE		SE	SE	SE	SE	SE
3.04.200 Day care																							
3.04.210 Day-care home (having fewer than nine care recipients)	P	P	P	P	P	P	P	P	P	P			P				P		P	P	P	P	P
3.04.220 Day-care center, day nursery (between nine and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	PC	SE		P	P	P	SE	P	P	SE
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	P								SE		SE	SE	SE		SE
3.04.400 Elderly care homes																							
3.04.410 Elderly care homes (1-8 people)	P	P	P	P	P	P	P	P	P								P		P	P	P	P	P
3.04.420 Elderly care homes (9-16 people)	SE	SE	SE	SE	SE	SE	SE	SE	SE								SE		SE	SE	SE	SE	SE
3.04.500 Retirement housing complex								SE	SE			SE					P		P		P	P	P
3.05.000 Miscellaneous rooms-for-rent situations																							
3.05.100 Rooming houses, boardinghouses rented by the month	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		SE		SE		PC
3.05.200 Bed-and-breakfast, tourist homes (including new structures)	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		PC		PC		P
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations	SE	SE									P	P	P	PC				P	P		P	P	P
3.05.400 Country inn	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	PC						SE		SE		P
3.06.000 Shelters, permanent	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		PC				P				
3.07.000 Migrant workers housing	PC	PC	PC																				
4.08.000 INSTITUTIONAL/UTILITIES/RECREATION																							

ZONING REGULATIONS

Uses/Description	Zones																								Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR			
4.01.000 Educational, cultural, religious, philanthropic, social, and fraternal uses																											
4.01.100 Schools (Public schools are permitted in all zoning districts)																											
4.01.110 Private elementary and secondary (including preschool, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE			P	P	P	P	P	SE	SE	SE			
4.01.120 Trade or vocational schools								P		P	P	P	P	P	P	P	P	P	SE		SE	P			P	P	
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE			SE	P	P		P				P	P	
4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings)	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	P	P	
4.01.300 Private libraries, museums, art centers, and similar uses (including associated educational and instructional activities)																											
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P		P	P	P	P	P	P	P	P		P	P	
4.01.320 Located within any other structure	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	PC	P	P	P	P	P	P	P	P		P	P	
4.01.400 Social, fraternal clubs and lodges; union halls, meeting halls, and similar uses	SE	SE	SE		SE				P	SE	P	P	P	SE	P	P	P	P	P	P	P		P		P	P	
4.02.000 Recreation, amusement, and entertainment																											
4.02.100 Activity conducted entirely within building or substantial structure																											
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic										SE	P	P	P	PC	PC				P	P		P	P	PC		P	P
4.02.120 Movie theaters, theaters, coliseums, and stadiums																											

CHARLES COUNTY CODE

Uses Description	Zones																										
	AC	RC	WCD	RR	RV	RI	RM	RII	RO	CN	CC	CB	CV	BP	IG	HH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
4.02.121 Seating capacity of not more than 300										P	P	P	P				P	P	P		P	P	P		P	P	
4.02.122 Seating capacity up to 1,000											P	P						P	P		P	P	P		P	P	
4.02.123 Coliseums and stadiums with seating capacity more than 1,000											SE							P	P		P						
4.02.130 Indoor rifle and pistol ranges										SE	SE	SE	SE					SE									
4.02.140 Off-track betting facilities											SE	SE			SE			SE	SE		SE		SE		P	P	
4.02.200 Activity conducted primarily outside enclosed buildings or structures																											
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development	SE	SE		SE	SE	SE	SE	SE		P	P		P	*			P	P	P	P	P			P			
4.02.220 Privately owned outdoor recreational facilities such as golf and country clubs; swimming or tennis clubs, approved as part of a residential development; kayak, sailboard, bicycle sales and rentals	P	P	P	P	P	P	P	P	P								P		P	P	P	P	P	P	P	P	
4.02.230 Recreation vehicle parks	SE	SE								PC		PC															
4.02.240 Campgrounds and camps	SE	SE	SE																								
4.02.250 Automobile and motorcycle racing tracks	SE	SE													SE	SE											
4.02.260 Drive-in movie theaters, open-air theaters, and amphitheaters	SE	SE											SE														
4.02.270 Amusement and theme parks	SE	SE		SE															SE								

ZONING REGULATIONS

Uses Description	Zones																								Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR		
4.02.280 Golf driving ranges not accessory to golf courses, par three golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses	SE	SE	SE	SE						P	P		P					P	P							
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons	SE	SE	SE	SE						SE	SE		SE				SE	SE								
4.03.000 Institutional residence or care or confinement facilities																										
4.03.100 Hospitals and other inpatient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area	SE	SE								PC	PC	PC	PC	PC				PC	PC		PC	PC			P	P
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	SE		SE	SE	SE	SE	SE	SE	P	P	P	P					P	P		P	P			P	P
4.04.000 Emergency services																										
4.04.100 Fire stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.04.200 Rescue squads, ambulance services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.05.000 Miscellaneous public and semi-public facilities																										
4.05.100 Post office																										
4.05.110 Local	SE	SE	SE		SE				P	P	P	P	P	P	P			P	P		P	P	P		P	P
4.05.120 Regional											P			P	P	P		P	P		P	P				
4.05.200 Airport																										
4.05.210 Private use	SE	SE		SE																						
4.05.220 General aviation airport															PC											
4.05.300 Helicopter facilities																										
4.05.310 Heliports	SE	SE		SE											PC	PC		SE	SE		SE					
4.05.320 Helistops	SE	SE		SE	SE					SE	SE	SE	SE	SE	PC	PC		PC	PC		SE					PC
4.06.000 Public utilities (including towers and related structures)																										
4.06.100 Neighborhood essential service	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

CHARLES COUNTY CODE

Uses/Description	Zones																								Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR		
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower	SE	SE	SE	SE		SE	SE	SE	SE		SE			SE	P	P		SE	SE		SE	SE			SE	SE
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.06.500 Wireless communication antennas	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
4.07.000 Satellite dishes and earth stations																										
4.07.100 Earth stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	SE	PC	SE	SE	SE	SE	SE	SE		
4.07.200 Satellite dishes	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	PC	P	P	P	PC	P	PC	PC	PC	PC	PC	PC	PC	PC
4.08.000 Cemeteries and crematoriums																										
4.08.100 Cemeteries																										
4.08.110 Family burial sites	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC				PC	PC								
4.08.120 Other cemeteries	SE	SE	SE	SE	SE	SE	SE	SE									SE									
4.08.200 Crematoriums	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		P		P	P	SE	P			SE					
4.09.000 Transportation																										
4.09.100 Bus stations, train stations									P		P	P	P	P	P	P		P	P		P	P	P	P	P	P
4.09.200 Park and ride facilities	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5.00.000 SERVICE-ORIENTED COMMERCIAL																										
5.01.000 All operations conducted entirely within fully enclosed building																										
5.01.100 Operations designed to attract and serve customers or clients on the premises																										
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)									P	P	P	P	P	P	P			P	P		P	P	P		P	P
5.01.112 Personal services (see definition)									P	P	P	P	P	PC				P	P		P	PC	P		P	P
5.01.113 Dry cleaning/laundry and laundromats										P	P	P	P	PC				P	P		P				P	P
5.01.114 Banks and financial institutions										P	P	P	P	P	P			P	P		P	P	P		P	P
5.01.115 Business services									P	P	P	P	P	PC				P	P		P	P	P		P	P

ZONING REGULATIONS

Uses Description	Zones																										
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	III	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
5.01.116 Office or clinics of physicians, dentists, and chiropractors									P	P	P	P	P	P				P	P		P	P	P		P	P	
5.02.000 Operations conducted within and/or outside fully enclosed building																											
5.02.100 Construction services and supplies											P		P		P			P	P		P						
5.02.200 Retail concrete mixing										PC	PC				P	P											
5.02.300 Funeral homes	SE	SE	SE	SE	SE				PC	PC	PC	PC	PC					PC	PC		PC	PC			PC	PC	
5.02.400 Veterinarians and veterinary hospitals	P	P	SE	SE	SE	SE				PC	PC		PC					PC	PC		PC	PC			PC	PC	
5.02.500 Nursery schools and day-care centers with more than 30 children	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	PC	SE		SE	P	P	SE	P	P	P	SE	P	P	
6.00.000 COMMERCIAL																											
6.01.000 Commercial sales and rental of goods, merchandise and equipment																											
6.01.100 Retail sales																											
6.01.110 Building floor space <15,000 square feet/parcel																											
6.01.111 Shoppers merchandise stores (see definition)										P	P	P	P	PC				P	P		P	P	P		P	P	
6.01.112 Specialty shops (see definition)									P	P	P	P	P	PC					P		P	P	P		P	P	
6.01.113 Antique shops, art galleries	SE	SE	SE		SE				P	P	P	P	P					P	P		P	P	P		P	P	
6.01.120 Building floor area >15,000 square feet																											
6.01.121 Shoppers merchandise stores (see definition)											P	P	SE					P	P		P				P	P	
6.01.122 Specialty shops (see definition)											P	P	SE					P	P		P				P	P	
6.01.123 Antique shops, art galleries	SE	SE									P	P	SE					P	P		P				P	P	
6.01.130 General merchandise (see definition)											P		SE	PC				P	P		P						
6.01.140 Convenience stores											SE	P	P	SE	PC				P	P		P	SE	SE	SE	P	P

CHARLES COUNTY CODE

Uses Description	Zones																							Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IHL	PRD	PEP	MX	PMH	TOD	CER	CRR			CMR
6.01.150 Retail sales over 100,000 square feet (see definition)											SE	SE							SE		SE					
6.01.200 Wholesale sales (see definition)											P		P	P	P	P		P	P		P	P				
6.02.000 Restaurants																										
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters									PC	SE	PC	PC	PC	PC	PC			PC	PC		PC	PC	PC		PC	PC
6.02.200 Restaurant, fast food carry-out and delivery										SE	P	P	SE	PC	P			P	P		P	P	P		P	P
6.02.300 Restaurant, fast-food drive-in, and drive-through and mobile food service facilities																										
6.02.310 With direct highway access to a public road											SE	SE	SE					SE	SE		SE					
6.02.320 Part of a business park or shopping center with no direct access to a public road											P	P	P	PC				P	P		P	P	P			
6.02.330 Mobile food service facilities		PC									PC	PC	PC	PC	PC	PC		PC	PC		PC	PC	PC		PC	PC
6.03.000 Motor vehicle-related and service operations																										
6.03.100 Motor vehicle sales or rental; mobile home sales																										
6.03.110 Motor vehicle sale or rental in the CB Zone on > 3 acres												SE														
6.03.120 All other motor vehicle sale or rental; mobile home sales											PC	PC	PC					PC	PC			SE				
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers										PC	PC		PC		PC			PC	PC							
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)																										
6.03.310 Motor vehicle repair and maintenance										PC	PC	PC	PC		PC			PC	PC			P	P			
6.03.311 For more than two buses, bus dispatching, storage, including parts, maintenance, washing and service facility	SE																									

ZONING REGULATIONS

Uses Description	Zones																							Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RII	RO	CN	CC	CB	CV	BP	IG	III	PRD	PEP	MX	PMH	TOD	CER	CRR			CMR
6.03.320 Motor vehicle fuel sales																										
6.03.321 Associated with commercial uses > 3,500 square feet										SE	SE	SE	PC	PC	SE			SE	SE							
6.03.322 All other										SE	PC	PC	PC	PC	PC			PC	PC							
6.03.330 Car wash										PC	PC	PC	PC	PC	PC			PC	PC							
6.03.400 Motor vehicle painting and body work											PC		PC		PC			PC								
6.03.500 Automotive parks											PC				PC			PC	PC							
6.03.000 Medical cannabis																										
6.04.100 Processing operation	PC										PC	PC		PC	PC	PC		PC								
6.04.200 Dispensary operation											PC	PC		PC	PC	PC		PC								
7.00.000 INDUSTRIAL																										
7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, and assembling of goods, merchandise, and equipment																										
7.01.100 All operations conducted entirely within fully enclosed building																										
7.01.110 Buildings < 10,000 square feet per parcel										SE	P		SE	P	P	P		P	P			P			SE	SE
7.01.120 Buildings > 10,000 square feet per parcel													SE	P	P	P		P	SE			SE			SE	
7.01.200 Operations conducted within or outside fully enclosed building																										
7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops	SE												P		P	P		P								
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils															P	P		P								
7.01.230 Saw mills	P	P	P										P		P	P										
7.01.240 Alcoholic beverage manufacturing																										
Farm alcohol production facility	PC	PC	PC																							

CHARLES COUNTY CODE

Uses Description	Zones																								Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMII	TOD	CER	CRR	CMR		
Alcohol production facility (Note: also see use 6.02.100 for zones where this use is permitted as an accessory use to use 6.02.100)											P	P	PC	P	P	P		P	P		P	P	P		P	P
7.01.260 Fertilizer mixing plants	SE															P		SE								
7.01.270 Brick or block manufacturing																P										
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening	SE	SE													SE	PC										
7.01.290 Wood/stump grinding	PC	PC													PC	PC										
7.02.000 Storage and parking																										
7.02.100 Automobile parking garages, or parking lots not located on a lot where there is another principal use to which the parking is related											P	P	SE	P	P	P		P	P		P	P	P			
7.02.110 Automotive parking garage																									PC	PC
7.02.120 Automobile parking lot																										
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)																										
7.02.210 All storage within completely enclosed structures											P		P	PC	P	P		P	PC		PC					
7.02.220 Warehouse storage inside or outside completely enclosed structures															P	P		P	P							
7.02.230 Mini-warehouses										SE	SE	SE	SE	SE	PC	PC		SE								
7.02.240 Storage of petroleum products															SE	SE		SE								
7.02.250 Consolidated storage													SE										SE			
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot; and (ii) parking or storage occupies more than 75% of the developed area (contractor's yard)											SE		SE	SE	P	P		P	SE							

ZONING REGULATIONS

Uses/Description	Zones																										
	AC	RC	WCD	RR	RV	RL	RM	RfI	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
7.02.000 Parking of motor vehicles (trucks)																											
7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight	PC	PC	PC	PC	SE										P	P											
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight	SE	SE	SE	SE	SE										P	P											
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards															SE	SE											
7.04.000 Research facilities and laboratories																											
7.04.100 Without processing of materials	SE	SE	SE								SE			P	P	P		P	P		P	P				P	
7.04.200 With processing or manufacturing of materials											SE			P	P	P		P	P		SE	SE				SE	
7.04.210 Energetics research and development																		PC									
7.05.000 Mineral extraction																											
7.05.100 Surface mining																											
7.05.110 of > 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE	SE	SE		SE		SE							
7.05.120 of < 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE	SE	SE		SE		SE							
7.05.200 Wells for oil, natural gas, or petroleum	SE	SE		SE		SE	SE	SE		SE	SE		SE		SE	SE		SE		SE							
7.06.000 Pozzolan Management Facility	SE	SE													SE	SE											
7.07.100 Solar energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
7.07.200 Solar energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
7.07.300 Wind energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
7.07.400 Wind energy system, large	SE	SE	SE	SE	SE	SE	SE	SU	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
8.00.000 MIXED-USE																											
8.01.000 Mixed-use building																			P		P	P	P		P	P	
8.02.000 Mixed-use building, residential																			P		P	P	P		P	P	

ZONING REGULATIONS

297 Attachment 3

Charles County

Figure VI

Schedules of Zone Regulations for Base Zones

Figure VI-1	Agricultural Conservation Zone
Figure VI-2	Rural Residential Zones
Figure VI-3	Village Zones
Figure VI-4	Development District Residential Zones
Figure VI-5	Commercial Zones
Figure VI-6	Industrial Zones
Figure VI-7	Town Center Core Mixed Use Zones
Figure VI-8	Thresholds and Applicability of Standards
Figure VI-9	Activity Center Zones
Figure VI-10	Watershed Conservation District Zone
Figure VI-11	Vertical and Horizontal Articulation of Building Facades
Figure VI-12	Appropriate Subdivision Layouts
Figure VI-13	Thresholds and Applicability of Standards: Hughesville Village Zone
Figure VI-14	Schedule of Zone Regulations: Hughesville Village Zone
Figure VI-15	Table of Permitted Uses for Hughesville Village Zone

ZONING REGULATIONS
Figure VI-1
Schedule of Zone Regulations: Agricultural Conservation 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.

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.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
AC Zone																
Agricultural 1.00.000	3 acres		150	200	120	75	40	80	50	40						
Grain dryers, etc. 1.01.410	20 acres		600	600	450	200	200	400	200							
Commercial stables 1.01.500	20 acres		350	350	300	100	100	200	100	40						
Park-and-ride facilities 4.09.200	1 acre		100	150	75	30	15	30	20							
Sawmill 7.01.230	20 acres		800	800	650	100	300	600	300	40						
Residential lots less than three acres created before 12-31-1974	20,000 square feet					30	8	18	20							
All other permitted uses	3 acres		150	200	120	75	40	80	50	40	3					

ZONING REGULATIONS
Figure VI-2
Schedule of Zone Regulations: Rural Residential Zones
[Amended 12-11-2000 by Ord. No. 00-93; 6-16-2003 by Bill No. 2003-03]

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.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
RC Zone																
Agricultural 1.00.000	3 acres ¹		150	200	120	75	40	80	50	40						
Grain dryers, etc. 1.01.410	20 acres		600	600		200	200	400	200	40						
Residential 3.00.000	3 acres ¹		120	200	100	50	30	60	50	36	3					
Institutional/utilities/recreation 4.00.000	3 acres ¹		120	200	100	50	30	60	50	36	3		0.20 FAR			
Park-and-ride facilities 4.09.200	1 acre		100	150	75	30	15	30	20							
Sawmills 7.01.230	20 acres		800	800	650	100	300	600	300	40						
Residential lots less than three acres (existing prior to 10-31-2000)						30	15	35	36	36	3					
RR Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	30,000 square feet		100	150	80	40	20	40	40	36	3	25%		15%		
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%				
Residential lots less than three acres (existing prior to 10-31-2000)			100			30	15	35	30	36	3	30%				

NOTES:

¹ For the RC(D) Zone, the minimum lot area shall be 10 acres, except as set forth in § 297-88D for Neighborhood Conservation Districts.

ZONING REGULATIONS
Figure VI-3
Schedule of Zone Regulations: Village Zones
[Amended 10-2-2018 by Bill No. 2018-06]

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.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
RV Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Single-family detached 3.01.000	20,000 square feet		80	100	65	30	10	25	30	36	3	30%		15%		
Duplex 3.02.100	18,000 square feet		50	100	45	30	15		40	36	3	30%				
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%	0.30 FAR		0.5	
CV Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Marine 2.00.000	3 acres		150	200	150	75	6	12	10	40			0.40 FAR		0.7	
Residential; institutional/utilities/ recreation; service-oriented commercial; commercial 3.00.000, 4.00.000, 5.00.000 and 6.00.000	1 acre	20,000	100	120	80	30	6	12	10	36	3		0.35 FAR		0.7	
Industrial within building 7.01.100	1 acre		100	120	80	30	6	12	10	36	3		0.35 FAR		0.7	
Industrial within or outside building 7.01.200	3 acres		150	200	120	30	6	12	10	36	3		0.35 FAR		0.7	
Industrial/consolidated storage 7.02.230	5 acres ¹		150	200	120	30	6	12	10	36	3		0.35 FAR		0.7	

NOTES:

¹ No more than 60,000 square feet of net floor area.

ZONING REGULATIONS
Figure VI-4
Schedule of Zone Regulations; Development District Residential Zones

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.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
RV Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	18,000 square feet		70	80	65	30	15	35	30	36	3	30%		15%		
Institutional 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%	0.30 FAR			0.5
RM Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	12,000 square feet		60	65	50	25	8	20	25	36	3	35%		15%		
Institutional 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%	0.35 FAR	60%	0.5	
RH Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	8,000 square feet		50	55	45	20	8	20	25	36	3	40%		15%		
Institutional 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%	0.40 FAR	70%		
RO Zone																
Agricultural 1.00.000	3 acres		150	200	120	75	40	80	50	40						
Single-family detached 3.01.000	14,000 square feet		70	100	60	30	10	25	25	36	3	40%				
Group home (9 to 16 people) 3.04.120	1 acre		100	120	80	40	10	25	40	36	3	40%				
Halfway house 3.04.300	1 acre		100	120	80	40	10	25	40	36	3	40%			0.7	
Day-care center 3.04.220	1 acre		100	120	80	40	10	25	40	36	3	40%				
Institutional/utilities/recreation 4.00.000	14,000 square feet		70	100	60	30	10	25	25	36	3		0.40 FAR		0.7	
Service-Oriented commercial 5.00.000	14,000 square feet		70	100	60	30	10	25	25	36	3		0.40 FAR		0.7	
Commercial 6.00.000	14,000 square feet		70	100	60	30	10	25	25	36	3		0.40 FAR		0.7	

ZONING REGULATIONS

Figure VI-11

Schedule of Zone Regulations: Commercial Zones

[Amended 10-31-1995 by Ord. No. 95-95; 1-10-2006 by Bill No. 2005-11; 6-16-2020 by Bill No. 2020-04; AMENDED BY BILL NO. 2022-XX]

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.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
CN Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000		20,000	100	150	80	30	6	12	10	36	3					
Institutional/utilities/recreation 4.00.000			100	150	80	30	10	20	20	36	3		0.30 FAR			
Service-oriented commercial 5.00.000			100	150	80	30	6	12	10	36	3		0.30 FAR		0.8	
Commercial 6.00.000			100	150	80	30	6	12	10	36	3		0.30 FAR		0.8	
INDUSTRIAL 7.00.000			100	150	80	30	6	12	10	36	3		0.30 FAR		0.8	
CC Zone																
Agricultural 1.00.000	3 acres		150	200		100	40	80	30	40					0.85	
Residential 3.00.000	1 acre	20,000	100	150	80	75	30	60	50	36	3				0.85	
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	30	6	20	20	40	3		0.40 FAR		0.85	
Service-oriented commercial and commercial 5.00.000 and 6.00.000	2 acres		150	200	120	30	6	12	10	40	3		0.40 FAR		0.85	5 acres
Industrial 7.00.000	1 acre		100	150	80	30	6	12	10	40	3		0.40 FAR		0.85	5 acres

ZONING REGULATIONS
Figure VI-12

CB Zone																
Agricultural 1.00.000	3 acres		150	200	120	100	40	80	30	40	3					
Residential 3.00.000	1 acre	10,000	100	150	80	50	30	60	50	60					0.85	
Institutional/utilities/recreation 4.00.000	2 acres		150	200	120	25	6*	12	10	60	5 ¹		0.60 FAR		0.9	
Service-oriented commercial and commercial 5.00.000 and 6.00.000	2 acres ¹		150	200	120	25	6*	12	10	60	5 ¹		0.60 FAR		0.9	

CHARLES COUNTY CODE

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
Industrial 7.00.000	3 acres		150	200	120	25	6'	12	10	60'	5'		0.60 FAR		0.9	
BP Zone																
Agricultural 1.00.000	3 acres ²		150	200	120	75	40	80	50	60	5'					
Day care 3.04.200	1 acre ²		100	150	80	40	20	40	40	60	5'		0.35 FAR		0.6	10 acres
Hotels, motels, convention centers, etc. 3.05.300	3 acres ²		150	200	120	50	20	40	25	60	5'		0.50 FAR		0.7	10 acres
Institutional/utilities/recreation 4.00.000	2 acres ²		100	150	80	50	20	40	25	60	5'		0.35 FAR		0.7	10 acres
Service-oriented commercial and commercial 5.00.000 and 6.00.000	2 acres ²		100	150	80	50	20	40	25	60	5'		0.35 FAR		0.7	10 acres
Industrial 7.00.000	2 acres ²		100	150	80	50	20	40	25	60	5'		0.35 FAR		0.7	10 acres

NOTES:

¹ Minimum lot sizes may be reduced to 10,000 square feet when created as part of a subdivision with consolidated access and an internal traffic network.

² Minimum lot sizes may be reduced to 30,000 square feet when created as part of a subdivision with consolidated access and an internal traffic network.

³ May be increased as set forth in § 297-27, Article II.

⁴ May be reduced as per § 297-91B, general regulations for Commercial Zones.

⁵ The maximum height for mini-warehouse facilities, Permissible Use No. 7.02.230, in the CC Zone and in the development district, as provided in the Charles County Comprehensive Plan, is 60 feet, five stories.

⁶ The intensity for mini-warehouse facilities, Permissible Use No. 7.02.230, in the CC Zone and in the development district, as provided in the Charles County Comprehensive Plan, and in the CB Zone, is 1.0 FAR. In the CC Zone exterior to the development district, the maximum intensity is 0.6 FAR.

⁷ The perimeter of the BP zoned tract shall be identified via a plan or plat, and the County-required setbacks, building restriction lines, and buffer yards shall be applicable to this perimeter boundary.

⁸ Section 297-26A(2), which requires an additional ten-foot offset from the right-of-way line, is not applicable to the BP Zone.

ZONING REGULATIONS
Figure VI-13
Schedule of Zone Regulations: Industrial Zones.

[Amended 3-10-1997 by Ord. No. 97-21; 3-30-1999 by Ord. No. 99-34; 2-7-2000 by Ord. No. 00-07; 7-9-2019 by Bill No. 2019-01]

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.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
IG Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	36	3					
Marine 2.00.000	3 acres		150	200	120	75	40	80		36	3		0.40 FAR		0.5	
Residential 3.00.000	1 acre		100	150	80	75	30	60	50	36	3		0.40 FAR		0.3	
Shelter, permanent 3.06.000	1 acre		100	150	80	50	6	12	10	36	3		0.50 FAR		0.75 ¹	
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	50	6	12	10	36	3		0.50 FAR		0.75	
Service-oriented commercial, commercial and industrial 5.00.000, 6.00.000 and 7.00.000	1 acre		100	150	80	50	6	12	10	36	3		0.50 FAR		0.75 ¹	
IH Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	50	4					
All except agricultural and industrial 2.00.000, 3.00.000, 4.00.000, 5.00.000 and 6.00.000	1 acre		100	150		50	6	12	10	50	4		0.50 FAR		0.6	
Industrial 7.00.000	3 acres		150	200		50	6	12	10	50	4		0.50 FAR		0.6	

NOTES:

¹ The ISR may be increased to 85% on a lot if stormwater management facilities are located regionally, off site.

ZONING REGULATIONS
Figure VI-15
Schedule of Zone Regulations: Town Center Core Mixed Use Zones
[Amended 4-13-2010 by Bill No. 2010-05; 10-2-2018 by Bill No. 2018-06; 10-23-2018 by Bill No. 2018-09]

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.

	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Yard (feet)	Maximum Height		Lot Coverage	Intensity	Minimum Open Space
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear		Feet	Stories			
Uses															
Core Retail/Residential (CRR) Zone															
Single-family detached 3.01.100	5,000 square feet		55	75	30	10	6	12	20		40	3	50 to 70		20%
Patio/court/atrium 3.01.300	3,000 square feet		45		30	10	6	12	20		40	3	50 to 70		20%
Duplex 3.02.100	6,000 square feet	3,000	45	75	30	10	6	12	20		40	3			20%
Townhouse 3.02.200		1,200		18	10	0	0	20			40	3	50 to 70		20%
Garden apartment 3.03.100	2,500 square feet		200	200	200	10	10	20	50		40	3			10%
Mixed-use building 8.01.000 and 8.02.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%
Commercial apartment 3.03.400		1,000									50	2-4			20%
Inst./util./rec. 4.00.000	10,000 square feet		100	100		10	0	0	30	18	50	2-4		0.50	20%
Service-oriented commercial 5.00.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%
Commercial 6.00.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%
Industrial 7.00.000	10,000 square feet		100	100		10	10	20	50	18	50	2-4		0.50	20%
Industrial/consolidated storage 7.02.250	5 acres ¹		100	100		10	0	0	20	18	50	4		0.50	10% – 20% ²
Core Employment/Residential (CER) Zone															
Single-family detached 3.01.100	5,000		55	75	30	10	6	12	20		40	3	50 to 70		20%
Patio/court/atrium 3.01.300	3,000		45		30	10	6	12	20		40	3	50 to 70		20%
Duplex 3.02.100	6,000	3,000	45	75	30	10	6	12	20		40	3			20%
Townhouse 3.02.200		1,200			18	10	0	0	20		40	3	50 to 70		20%

CHARLES COUNTY CODE

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Yard (feet)	Maximum Height		Lot Coverage	Intensity	Minimum Open Space
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear		Feet	Stories			
Garden apartment 3.03.100	2,500		200	200	200	10	10	20	50		40	3			20%
Mixed-use building 8.01.000 and 8.02.000	10,000		100	100		10	0	0	20	18	50	2-4		0.50	20%
Inst./util./rec. 4.00.000	10,000		100	100		10	0	0	50	18	50	2-4		0.50	20%
Service-oriented commercial 5.00.000	10,000		100	100		10	0	0	20	18	50	1-4		0.50	20%
Commercial 6.00.000	10,000		100	100		10	0	0	20	18	50	1-4		0.50	20%
Industrial 7.00.000	10,000		100	100		10	10	20	50	18	50	2-4		0.50	20%
Core Mixed/Residential (CMR) Zone															
Single-family detached 3.01.100	5,000		55	75	30	10	6	12	20		16	3	50 to 70		
Patio/coort/atrium 3.01.300	3,000		45		30	10	6	12	20		36	3	50 to 70		
Duplex 3.02.100	6,000	3,000	45	75	30	10	6	12	20		36	3			
Townhouse 3.02.200		1,200			18	10	0	0	20		36	3	50 to 70		
Commercial apartment 3.03.400		1,000													
Inst./util./rec. 4.00.000	10,000		100	100		10	20	40	50		36	3		0.50	
Service-oriented commercial 5.00.000	10,000		100	100		10	20	40	50		36	3		0.50	
Commercial 6.00.000	10,000		100	100	10	10	20	40	50		36	3		0.50	
Industrial 7.00.000	10,000		100	100		10	20	40	50		36	3		0.50	

NOTES:

¹ No more than 60,000 square feet of net floor area.

² 10% open space required if use 7.02.250 is to go into an existing retail shopping center, 20% open space required if use 7.02.250 is to go into a retail shopping center yet to be built.

ZONING REGULATIONS

Figure VI-17 Thresholds and Applicability of Standards

[Added 4-13-2010 by Bill No. 2010-02; amended 6-10-2014 by Bill No. 2014-03]

Type of Development	Applicable Requirements								
	Building and Lot Standards	Architectural	Road Classification and Layout	Street Scape	Signs	Lighting	Landscape	Parking	Open Space
This table is not applicable during the transitional period.									
1. New principal building	1	1	2	2	2	2	2	2	2
2. Additions to single-family detached dwellings									
3. Additions to nonresidential or multifamily building - less than 20% of existing GFA or 1,000 square feet GFA, whichever is less - apply standards to new construction and areas affected by new site improvements		2	2		2	2	2		
4. Additions to nonresidential or multifamily building - 20% or greater, but not more than 100% of existing GFA or 1,000 square feet GFA, whichever is less - apply standards to new construction and areas affected by new site improvements	2	2	2		2	2	2	2	2
5. Additions to nonresidential or MF building - increase in existing GFA by more than 100% - apply standards to entire site to the extent possible	2	2	2	2	2	2	2	2	2
6. New parking areas that add 1 to 10 spaces			2			2	2		
7. New parking areas - 11 + spaces			2			2	2	2	2

NOTE:

GFA = gross floor area

ZONING REGULATIONS

Figure VI-9

Schedule of Zone Regulations: Activity Center Zones

[Added 4-13-2010 by Bill No. 2012-02; amended 6-10-2014 by Bill No. 2014-03]

Uses: Waldorf Central (WC) Zone	Minimum Lot Criteria				Front Setback Requirements		Minimum Yard Requirements (feet)		See Transitional provisions in § 297-97O.			
	Area (square feet)	Width (feet)	Depth (feet)	Frontage (feet)	Minimum	Maximum	Side	Rear	Minimum and Maximum Height (stories)	Minimum and Maximum Floor Area Ratio (FAR)	Maximum Lot Coverage	Minimum Open Space
Townhouse 3.02.200		18	50	18	6	15	0	0	2 to 3		70%	20%
Multiplex 3.02.300	10,000	18	50		6	15	0	0	2 to 3		70%	20%
Garden apartment 3.03.100	10,000	50	80	50	0	12	0	0	2 to 3	0.5 to 1.6	90%	20%
Mid-rise 3.03.200	10,000	50	80	50	0	12	0	0	4 to 5	0.5 to 1.6	90%	15%
Commercial apartment 3.03.400	10,000	50	80	50	0	12	0	0	2 to 5	0.5 to 1.6	90%	15%
Inst./utility/recreation 4.00.000	10,000	50	80	50	0	12	0	0	2 to 5	0.5 to 1.6	90%	15%
Service commercial 5.00.000	10,000	50	80	50	0	12	0	0	2 to 5	0.5 to 1.6	90%	15%
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	2 to 5	0.5 to 1.6	90%	15%
Townhouse 3.02.200		18	50	18	6	15	0	0	2 to 4		70%	20%
Multiplex 3.02.300	10,000	18	50		6	15	0	0	2 to 4		70%	20%
Garden apartment 3.03.100	10,000	50	80	50	0	12	0	0	2 to 3	0.5 to 2.0 ¹	90%	20%
Mid-rise 3.03.200	10,000	50	80	50	0	12	0	0	4 to 5	0.5 to 2.0 ¹	90%	15%
High-rise 3.03.300	20,000	100	200	100	0	12			6 to 10	0.5 to 2.0 ²	90%	15%
Commercial apartment 3.03.400	10,000	50	80	50	0	12	0	0	3 to 10	0.5 to 2.0 ³	90%	15%
Inst./utility/recreation 4.00.000	10,000	50	80	50	0	12	0	0	3 to 10	0.5 to 2.0 ³	90%	15%
Service commercial 5.00.000	10,000	50	80	50	0	12	0	0	3 to 10	0.5 to 2.0 ³	90%	15%
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	3 to 10	0.5 to 2.0 ³	90%	15%

NOTES:

¹ Maximum FAR may be increased under the following circumstances:

a. An FAR up to 2.5 shall be permitted for buildings within 1/4 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.

ZONING REGULATIONS
Figure VI-10
Schedule of Zone Regulations: Watershed Conservation District Zone
[Added 6-6-2017 by Bill No. 2017-03]

	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
Uses	Area	Square Feet per d.u.	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
WCD Zone																
Agricultural 1.00.000, Livestock 1.01.400, Forestry 1.02.000	10 acres		150	200	120	75	40	115	50			10%			8%	
Residential 3.00.000, Group homes 3.04.100	20 acres		200	200	200	50	50	100	50	40		10%			8%	
Commercial stables 1.01.500	5 acres		350	350	300	100	100	200	100	40		10%			8%	
Campgrounds 4.02.240	10 acres		350	350	350	100	100	200	100			10%			8%	
Emergency Services 4.045.000	1 acre											10%			n/a	
Residential lots less than 20 acres created before 12-31-1974	20,000 square feet		50	50	50	30	8	46	20	40		10%			n/a	
Greenhouses and kennels 1.05.000	10 acres		150	200	120	75	40	115	50			10%			8%	
All other permitted uses	20 acres		200	200	200	50	50	100	50			10%			8%	

ZONING REGULATIONS

Figure VI-11

Vertical and Horizontal Articulation of Building Facades
[Added 11-28-2017 by Bill No. 2017-07]

ZONING REGULATIONS

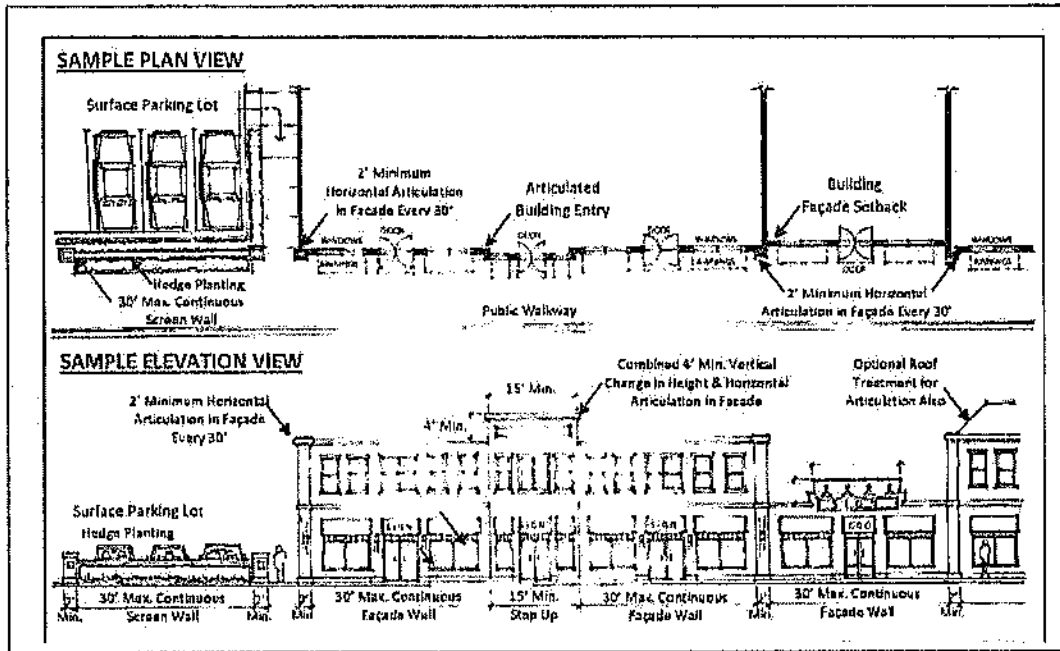
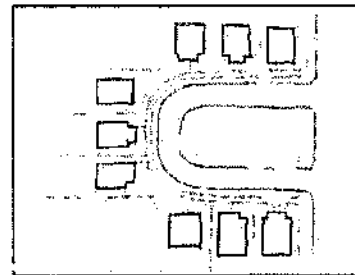


Figure VI-12
Appropriate Subdivision Layouts
 [Added 11-28-2017 by Bill No. 2017-07]

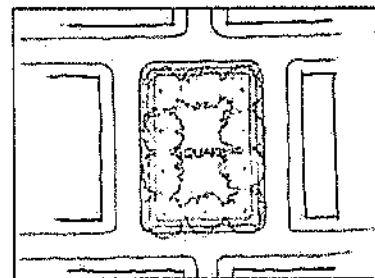
Type of Subdivision Layout

a. **Eyebrow:** A layout in which a narrow street that provides access to several lots curves around a small common area, thus performing the same function as a cul-de-sac.

Illustration of Subdivision Layout

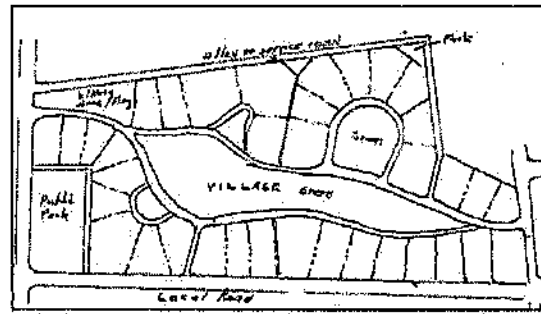


b. **Square:** Lots front on or face a symmetrical public open space that is framed by the surrounding streets and building facades and accessible by more than one street.



CHARLES COUNTY CODE

c. Green: Curving public streets frame an informal public open space area.



ZONING REGULATIONS

Figure VI-13

Thresholds and Applicability of Standards: Hughesville Village Zone
[Added 11-28-2017 by Bill No. 2017-07]

Type of Development	Applicable Standards					
	Roads	Architectural Standards	Signage and Lighting	Residential Subdivision	Core, Gateway and Employment Subzone Standards	Residential Subzone Standards
New Subdivision	√			√	√	√
Single-Family Residential Dwellings:						
New Dwelling		√	√			√
Additions to single-family detached dwellings			√			√
Nonresidential and Mixed Use:						
New principal structure	√	√	√		√	
Additions that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building or site area: Apply standards only to new construction and areas affected by new site improvements			√		√	
Additions that add more than 2,000 square feet of gross floor area or that alter more than 25% of the building or site area: Apply standards only to new construction and areas affected by new site improvements		√	√		√	

ZONING REGULATIONS
Figure VI-14
Schedule of Zone Regulations: Hughesville Village Zone
[Added 11-28-2017 by Bill No. 2017-07]

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, streets and sidewalks.

Uses	Minimum Lot Criteria					Front Yard Requirements (feet)		Minimum Yard Requirements (feet)			Maximum Height		Lot Coverage ⁴	Minimum Open Space	Maximum ISR
	Area ¹	Square feet per du	Width (feet) ²	Depth (feet)	Frontage (feet)	Minimum	Maximum ³	Side	Total of side setbacks	Rear	Feet	Stories			
Hughesville Village Core Subzone															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	5,000 square feet		50	80	25	10	25	6	12	20	36	2	50%	25%	
Inst./Util./Rec. 4.00.000	10,000 square feet		50	80		0		10	20	10	36	2			0.80
Service-oriented commercial, commercial, industrial and mixed use building: 5.00.000, 6.00.000, 7.00.000 and 8.01.00 and 8.02.00	10,000 square feet	5,000	50	80	50	0	15	0	5	10	36	2			0.80
Hughesville Village Gateway Subzone															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	5,000 square feet	5,000	50	80	25	10	25	6	12	20	36	2	50%	25%	
Inst./Util./Rec. 4.00.000	10,000 square feet		50	80	0	0		10	20	50	36	2			0.80
Service-oriented commercial, commercial, industrial and mixed use building: 5.00.000, 6.00.000, 7.00.000 and 8.01.00 and 8.02.00	10,000 square feet	5,000	50	80	50	0	40	0	5	50	36	2			0.80
Hughesville Village Residential Subzone															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	10,000 square feet		70	100	40	25		8	20	25	36	2	35%	20%	
Inst./Util./Rec.: 4.00.000	1 acre		100	150	80	25		20	40	40	36	3	30%		0.50
Hughesville Village Employment Subzone															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Inst./Util./Rec.: 4.00.000	10,000 square feet		100	100		10		20	40	50	36	2			0.75
Service-oriented commercial, commercial, and industrial 5.00.000, 6.00.000, and 7.00.000	10,000 square feet		100	100		10		20	40	50	36	2			0.75

NOTES:

- For development without public water and sewer, the minimum lot area shall be that which is permitted by the County Health Department.
- Width measured at minimum building restriction line.
- In the Hughesville Village Core and Gateway Zones, for rear lots without street frontage, the required maximum setback from a public street shall not apply. Also see additional requirements in § 297-99H.
- Lot coverage includes the square footage on the ground of all buildings located on the lot.

ZONING REGULATIONS

Figure VI-15

Table of Permitted Uses for Hughesville Village Zone
[Amended 9-11-2018 by Bill No. 2018-04]

KEY:

P	=	Permitted
PC	=	Permitted with Conditions
SE	=	Special Exception
BLANK	=	Not Permitted

	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
1.00 AGRICULTURAL				
1.01.000 Agricultural operations, farming				
1.01.100 Excluding livestock - horticultural, hydroponic, chemical or general farming truck gardens, cultivation of field crops, orchards, groves, or nurseries for growing or propagation of plants, trees and shrubs	P	P	P	P
1.01.200 Including livestock on a parcel greater than 5 acres - dairy farming keeping or raising for sale large or small, animals, reptiles, fish, birds, poultry or aquaculture	PC	PC	PC	PC
1.01.300 Keeping of livestock on less than or equal to 5 acres				
1.01.310 Horses, livestock maintained as pets, and 4-H or school projects	PC	PC	PC	
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale				
1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located				
1.01.410 Grain dryers and related structures				
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building				
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture		PC	PC	PC
1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances and statutes				
1.01.450 Poultry houses, hog operations with 6 or more hogs				
1.01.460 Slaughterhouses				
1.01.470 Processing and selling products raised on site				
1.01.500 Commercial stables				
1.01.600 Farrier services				
1.01.700 Use of heavy cultivating machinery, spray planes or irrigating machinery				
1.01.800 Farm incubator			PC	PC
1.02.000 Forestry	P	P	P	P
1.03.000 Open-air markets and horticultural sales				
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment

CHARLES COUNTY CODE

1.03.100 Open-air markets				
1.03.110 Farm and craft markets, flea markets		P	P	
1.03.120 Open-air produce markets		P	P	
1.03.200 Horticultural sales with outdoor display		P	P	
1.03.300 Livestock markets				
1.04.000 Hunting and fishing cabins				
1.05.000 Commercial greenhouse operation				
1.05.100 No on-premises sale				
1.05.200 On-premises sales permitted		P	P	
1.06.000 Kennel, commercial				
1.07.000 Cat boarding facility				
2.00.000 MARINE				
2.01.000 Marina, including boat sales and repair and boat rental including sailboards and jet skis		PC	PC	PC
2.02.000 Seafood processing				
2.02.100 Seafood processing and seafood operations with products raised or harvested off site			PC	PC
2.02.200 Seafood processing and seafood operations with products raised on the premises			PC	PC
2.03.000 Marine terminal				
2.04.000 Commercial fishing				
3.00.000 RESIDENTIAL				
3.01.00 Single-family detached				
3.01.100 Single-family detached	P	P	P	
3.01.200 Lot line				
3.01.300 Patio/court/atrium				
3.01.400 Class A manufactured home				
3.01.500 Class B manufactured home				
3.01.600 Tenant house				
3.01.700 Primary residence with accessory apartment	PC	PC	PC	
3.01.800 Single room occupancy units		P	P	
3.02.000 Single-family attached				
3.02.100 Duplex				
3.02.200 Townhouse				
3.02.300 Multiplex				
3.03.000 Multifamily				
3.03.100 Garden apartment				
3.03.200 Midrise				
3.03.300 High-rise				
3.03.400 Commercial apartment		P	P	
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes				
3.04.100 Group homes				
3.04.110 Not more than 8 people	PC	PC	PC	
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment

ZONING REGULATIONS

3.04.120 With between 9 and 16 people	SE	SE	SE	
3.04.200 Day care				
3.04.210 Day-care home (having fewer than 9 recipients)	P	P	P	
3.04.220 Day-care center, day nursery (between 9 and 30 care recipients)	SE	P	P	
3.04.300 Halfway house	SE	SE	SE	
3.04.400 Elderly care homes				
3.04.410 Elderly care homes (1-8 people)	P	P	P	
3.04.420 Elderly care homes (9-16 people)	SE	SE	SE	
3.04.500 Retirement housing complex				
3.05.000 Miscellaneous rooms-for-rent situations				
3.05.100 Rooming houses, boarding houses rented by the month				
3.05.200 Bed-and-breakfast, tourist homes	PC	PC	PC	
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations		P	P	P
3.05.400 Country inn				
3.06.000 Shelters, permanent		SE	SE	
3.07.000 Migrant workers housing				
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION				
4.01.000 Educational, cultural, religious, philanthropic, social and fraternal uses				
4.01.100 Schools				
4.01.110 Private elementary and secondary (including preschool, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	
4.01.120 Trade or vocational schools		P	P	P
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)				
4.01.131 Private colleges, universities and community colleges, limited to classrooms and offices		P	P	P
4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings)	P	P	P	P
4.01.300 Private libraries, museums, art centers, and similar uses (including those associated education and instructional activities)				
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	PC	P	P	
4.01.320 Located within any other structure		P	P	
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls and similar uses		P	P	
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment

CHARLES COUNTY CODE

4.02.000 Recreation, amusement and entertainment				
4.02.100 Activity conducted entirely within building or substantial structure				
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic		SE	SE	
4.02.120 Movie theaters, theaters, coliseums and stadiums				
4.02.121 Seating capacity of not more than 300		P	P	
4.02.122 Seating capacity up to 1,000			SE	
4.02.123 Coliseums and stadiums with seating capacity more than 1,000				
4.02.130 Indoor rifle and pistol ranges				
4.02.140 Off-track betting facilities				
4.02.200 Activity conducted primarily outside enclosed buildings or structures				
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development				
4.02.220 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, approved as part of a residential development	P		P	
4.02.230 Recreation vehicle parks				
4.02.240 Campgrounds and camps				
4.02.250 Automobile and motorcycle racing tracks				
4.02.260 Drive-in movie theatres, open-air theaters, and amphitheaters				
4.02.270 Amusement and theme parks				
4.02.280 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses				
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons				
4.03.000 Institutional residence or care or confinement facilities				
4.03.100 Hospital and other in-patient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area				
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	P	P	
4.04.000 Emergency services				
4.04.100 Fire stations	P	P	P	P
4.04.200 Rescue squads, ambulance services	P	P	P	P
4.05.000 Miscellaneous public and semi-public facilities				
4.05.100 Post office				
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment

ZONING REGULATIONS

4.05.110 Local		P	P	P
4.05.120 Regional				
4.05.200 Airport				
4.05.210 Private use				
4.05.220 General aviation airport				
4.05.300 Helicopter facilities				
4.05.310 Heliports				
4.05.320 Helistops				
4.06.000 Public utilities (including towers and related structures)				
4.06.100 Neighborhood essential service	P	P	P	P
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower				P
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P	P	P
4.06.500 Wireless communication antennas	PC	PC	PC	PC
4.07.000 Satellite dishes and earth stations				
4.07.100 Earth stations	SE	SE	SE	PC
4.07.200 Satellite dishes	PC	PC	PC	PC
4.08.000 Cemeteries and crematoriums				
4.08.100 Cemeteries				
4.08.110 Family burial sites	PC	PC	PC	PC
4.08.120 Other cemeteries				
4.08.200 Crematoriums				
4.09.000 Transportation				
4.09.100 Bus stations, train stations				
4.09.200 Park and ride facilities				
5.00.000 SERVICE-ORIENTED COMMERCIAL				
5.01.000 All operations conducted entirely within fully enclosed building				
5.01.100 Operations designed to attract and serve customers or clients on the premises				
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)		P	P	P
5.01.112 Personal services (see definition)		P	P	
5.01.113 Dry cleaning/laundry and laundromats		P	P	
5.01.114 Banks and financial institutions		P	P	P
5.01.115 Business services		P	P	P
5.01.116 Office or clinics of physicians, dentists, and chiropractors		P	P	
5.02.000 Operations conducted within and/or outside fully enclosed building				
5.02.100 Construction services and supplies				P
5.02.200 Retail, concrete mixing				
5.02.300 Funeral homes		PC	PC	
5.02.400 Veterinarians and veterinary hospitals		PC	PC	
5.02.500 Nursery schools and day-care centers with more than 30 children	SE	P	P	
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment

CHARLES COUNTY CODE

6.00.00 COMMERCIAL				
6.01.000 Commercial sales and rental of goods, merchandise and equipment				
6.01.100 Retail sales				
6.01.110 Building floor space <15,000 square feet/parcel				
6.01.111 Shoppers merchandise stores (see definition)		P	P	
6.01.112 Specialty shops (see definition)		P	P	
6.01.113 Antique shops, art galleries		P	P	
6.01.120 Building floor area > 15,000 square feet				
6.01.121 Shoppers merchandise stores (see definition)		P	P	
6.01.122 Specialty shops (see definition)		P	P	
6.01.123 Antique shops, art galleries		P	P	
6.01.130 General merchandise (see definition)		P	P	
6.01.140 Convenience stores		P	P	
6.01.150 Retail sales over 100,000 square feet on one floor (see definition)				
6.01.200 Wholesale sales (see definition)				
6.02.000 Restaurants				
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters		PC	PC	
6.02.200 Restaurant, fast food carry-out and delivery		PC	PC	
6.02.300 Restaurant, fast food drive-in and drive-through				
6.02.310 With direct highway access to a public street				
6.02.320 Part of a shopping center with no direct access to a public street				
6.03.000 Motor vehicle related and service operations				
6.03.100 Motor vehicle sales or rental; mobile home sales				
6.03.110 Motor vehicle sale or rental in the CB Zone on >3 acres				
6.03.120 All other motor vehicle sale or rental; mobile home sales		PC	PC	
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers		PC	PC	
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)				
6.03.310 Motor vehicle repair and maintenance		PC	PC	PC
6.03.320 Motor vehicle fuel sales				
6.03.321 Associated with commercial uses >3,500 square feet				
6.03.322 All other				
6.03.330 Car wash				
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
6.03.400 Motor vehicle painting and body work				PC
6.03.500 Automotive parks				

ZONING REGULATIONS

6.04.000 Medical cannabis				
6.04.100 Processing operation				
6.04.200 Dispensary operation				
7.00.000 INDUSTRIAL				
7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, and assembling of goods, merchandise, and equipment				
7.01.100 All operations conducted entirely within fully enclosed building				
7.01.110 Buildings <10,000 square feet per parcel				P
7.01.120 Buildings >10,000 square feet per parcel				P
7.01.200 Operations conducted within or outside fully enclosed building				
7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops				P
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils				P
7.01.230 Saw mills				
7.01.240 Alcoholic beverage manufacturing				
Farm alcohol production facility				
Alcohol production facility		PC	PC	
7.01.260 Fertilizer mixing plants				
7.01.270 Brick or block manufacturing				
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing and screening				
7.01.290 Wood/stump grinding				
7.02.000 Storage and parking				
7.02.100 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related				
7.02.110 Automobile parking garage		PC	PC	PC
7.02.120 Automobile parking lot		PC	PC	PC
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)				
7.02.210 All storage within completely enclosed structures				P
7.02.220 Warehouse storage inside or outside completely enclosed structures				
7.02.230 Mini-warehouses				
7.02.240 Storage of petroleum products				
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (1) vehicles or equipment are owned and used by the person making use of the lot and (2) parking or storage occupies more than 75% of the developed area (contractor's yard)				
HV ZONE				
	HVR	HVC	HVG	HVE

CHARLES COUNTY CODE

	Residential	Core	Gateway	Employment
7.02.400 Parking of motor vehicles (trucks)				
7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight				P
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight				P
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards				
7.04.000 Research facilities and laboratories				
7.04.100 Without processing of materials				P
7.04.200 With processing or manufacturing of materials				P
7.05.000 Mineral extraction				
7.05.100 Surface mining				
7.05.110 of <10 acres				
7.05.120 of >10 acres				
7.05.200 Wells for oil, natural gas, or petroleum				
7.06.000 Pozzolan management facility				
7.07.000 Alternative energy systems				
7.07.100 Solar energy system, small	PC	PC	PC	PC
7.07.200 Solar energy system, large	SE	SE	SE	SE
7.07.300 Wind energy system, small	PC	PC	PC	PC
7.07.400 Wind energy system, large	SE	SE	SE	SE
7.08.000 Processing and distribution of local agricultural products				
7.08.100 Processing facilities				
7.08.110 Agricultural processing facility, local			PC	PC
7.08.120 Agricultural processing facility, local, slaughterhouse			SE	SE
7.08.200 Storage, distribution and wholesale sales of local agricultural products			PC	PC