

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2005 Legislative Session**

Legislative Day # \_\_\_\_\_

**BILL NO. 2005-04**

**Introduced by:** Charles County Commissioners

**CLUSTER DENSITY IN THE AGRICULTURAL CONSERVATION ZONE**

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**Date introduced:** 01 / 11 / 05

**Public Hearing:** 01 / 11 / 05

**Commissioners Action:** 01 / 25 / 2005      Enact

**Commissioner Votes:** WC: Y, RF: Y, DM: Y, AS: Y

**Pass/Fail:** Pass

**Effective Date:** 02 / 04 / 05

**Remarks:**

Commissioner Patterson abstained  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2005 Legislative Session**

Bill No. 2005-04

Chapter. No. 297

Introduced by Charles County Commissioners

Date of Introduction \_\_\_\_\_

**BILL**

1 AN ACT concerning

2 **CLUSTER DENSITY IN THE AGRICULTURAL CONSERVATION**  
3 **ZONE**

4  
5 FOR the purpose of

6 increase the maximum allowable density for cluster development within the  
7 Agricultural Conservation (AC) Zone from one (1) dwelling unit for every five  
8 (5) acres, to one (1) dwelling unit for every three (3) acres.

9  
10 BY amending:

11 Chapter 297 - Zoning Regulations  
12 Article V, § 75, Figure V-1 Maximum Residential Densities  
13 *Code of Charles County, Maryland*  
14 (May 2004 Edition)

15  
16 Chapter 297 - Zoning Regulations  
17 Article V, § 75, Figure V-2 Residential Density Ranges  
18 *Code of Charles County, Maryland*  
19 (May 2004 Edition)

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

4  
5                   **Chapter 297**  
6                   **Zoning Regulations**

7  
8                   **§ 75, Figure V-1 Maximum Residential Densities,**

9  
10                   Amend as incorporated herein.

11  
12                   **§ 75, Figure V-2 Residential Density Ranges**

13  
14                   Amend as incorporated herein.

Figure V-1  
Maximum Residential Densities  
(Dwelling Units per Acre)

Residential Zones	Type of Development	Base Density	w/Afford. Housing Density Bonus (1)	Max w/TDRs	w/Max. TDRs & Affordable Housing Density Bonus
Agricultural Conservation (AC)	Conventional	0.33	0.40	--	--
	Cluster	0.27	0.27	--	--
Rural Conservation (RC)	Conventional	<b>0.33</b>	<b>0.40</b>	--	--
	Cluster	0.33	0.40	--	--
Rural Conservation Deferred RCCD) (2)	Conventional	0.33	0.40	--	--
	Cluster	0.33	0.40	--	--
Residential (RR)	Conventional	0.10			
	Cluster	1.00	1.22	--	--
Village Residential (RV)	Conventional	1.00	1.22	--	--
	Cluster	1.80	2.20	--	--
Low Density Residential (RL)	w/Central Water or Sewer	3.00	3.40	--	--
	Conventional	1.00	1.22	--	--
Medium Density Residential (RM)	Cluster	1.00	1.22	3.00	3.22
	TOD Zone	1.75	1.97	3.50	3.72
High Density Residential (RH)	Conventional	3.00	3.66	--	--
	Cluster	3.00	3.66	4.00	4.66
Application of a Planned Development -- PRD Zone	Application of a Planned Development -- PRD Zone	3.00	3.66	6.00	6.66
	Application of a Planned Development -- MX & PMH Zones	3.00	3.66	10.00	10.66
Application of a Planned Development -- MX and Zone	Conventional	5.00	6.10	--	--
	Cluster	5.00	6.10	6.00	7.10
Application of a Planned Development -- MX and Zone	Application of a Planned Development -- MX and Zone	5.00	6.10	12.00	13.10
	PMH Zone	5.00	6.10	19.00	20.10
TOD Zone	PMH Zone	5.00	6.10	10.00	11.10
		15.00	16.10	27.50	28.60

Notes:

1. The County Commissioners may grant density bonuses as set forth in Section 297-241.
2. Densities may be increased to 1 DU per acre in the neighborhood conservation district established in the Comprehensive Plan as set forth in 297-88. (Revisions Shown in Bold)

**Figure V-2  
Residential Density Ranges  
(Dwelling Units per Acre)**

<b>Residential Zones</b>	<b>Density Range (Note A)</b>	<b>Density Range Achieved Through Application of PDR, MX, or PMH (Note B)</b>
Agricultural Conservation (AC)	<del>0.20 - 0.40</del> <b>0.33 - 0.40</b>	N/A
Rural Conservation (RC) and RC(D)	0.10 - 1.0	N/A
Rural Residential (RR)	1.00 - 1.22	N/A
Village Residential (RV)	1.80 - 3.40	N/A
Low Density Residential (RL)	1.00 - 3.97	1.75 - 5.72
Medium Density Residential (RM)	3.00 - 6.66	4.00 - 10.66
High Density Residential (RH)	5.00 - 13.10	7.00 - 20.10
Residential Office (RO)	1.00 - 3.97	1.75 - 5.72

Notes:

- (A) Maximum densities allowed varies depending on the bonus densities achieved through clustering, affordable housing and TDRs. In the RC(D), see 297-88 for special conditions.
- (B) Maximum densities allowed varies depending on the bonus densities achieved through affordable housing and TDRs as well as the maximum allowed through performance criteria identified in the Development Guidance System set forth in Article VIII.

**(Revisions Shown in Bold)**

1                   **SECTION 2.** BE IT FURTHER ENACTED, that this Act shall take effect  
2 [TEN (10)] calendar days after it becomes law.

3  
4  
5 \_\_\_\_\_  
6 Wayne Cooper, President

7  
8 \_\_\_\_\_  
9 Robert J. Fuller

10  
11 \_\_\_\_\_  
12 William Daniel Mayer

13  
14 \_\_\_\_\_  
15 Allan R. Smith

16  
17  
18 \_\_\_\_\_  
19 Linda Rollins, Clerk  
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