

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2009 Legislative Session**

Legislative Day # 7

**BILL NO.** 2009-06

**Introduced by:** Dave Cooksey, Loiderman Soltesz Associates

**Date introduced:** 05 / 20 / 2009

**Public Hearing:** 07 / 08 / 2009 @ 6:00 p.m.

**Commissioners Action:**   /  / 2009 \_\_\_\_\_

**Commissioner Votes:** WC: \_\_, EP: \_\_, RC: \_\_, SG: \_\_, GH: \_\_

**Pass/Fail:** \_\_\_\_\_

**Effective Date:**   /  / 2009 12:01 a.m.

**Remarks:** \_\_\_\_\_

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2009 Legislative Session

Bill No. 2009-

Chapter. No. 297

Introduced by Charles County Commissioners

Date of Introduction May 20, 2009

**BILL**

1 AN ACT concerning:

2 **Waterfront Planned Residential Development (WPRD)**

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4 FOR the purpose of:

5 Establishing a new floating zone for residential waterfront development.

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7 BY repealing and re-enacting with amendments:

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9 Chapter 297- Zoning Ordinance

10 Article V, Figure V-1 Maximum Residential Densities.

11 *Code of Charles County, Maryland*

12 *(June, 2006)*

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14 Chapter 297- Zoning Ordinance

15 Article V, Figure V-2 Residential Density Ranges.

16 *Code of Charles County, Maryland*

17 *(June, 2006)*

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Chapter 297- Zoning Ordinance  
Article XVII, §284. TDR receiving area; use of transferable development rights.  
*Code of Charles County, Maryland*  
(June, 2006)

Chapter 297- Zoning Ordinance  
Article XXII, Figure XXII-1 Bufferyard Between Adjacent Zones – Residential  
Zones  
*Code of Charles County, Maryland*  
(June, 2006)

Chapter 297- Zoning Ordinance  
Article XXII, Figure XXII-2 Bufferyard Between Adjacent Zones – Commercial  
and Industrial Zones  
*Code of Charles County, Maryland*  
(June, 2006)

BY adding with amendments:

Chapter 297- Zoning Ordinance  
Article VII, §112. Waterfront Planned Residential Development (WPRD) Zone.  
*Code of Charles County, Maryland*  
(June, 2006)

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

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**§297-75. Residential density.**

**Figure V-1 Maximum Residential Densities**

Amend as incorporated herein.

**Figure V-2 Residential Density Ranges**

Amend as incorporated herein.

**§297-112. Waterfront Planned Residential Development (WPRD) Zone.**

**A. PURPOSE. THE WATERFRONT PLANNED RESIDENTIAL DEVELOPMENT (WPRD) FLOATING ZONING DISTRICT IS INTENDED TO ACCOMPLISH THE FOLLOWING:**

- (1) PERMIT AND ENCOURAGE THE UNIFIED PLANNING OF DESIGNATED, PRE-MAPPED AREAS INORDER TO ACHIEVE THE MIXTURE, VARIETY AND COHESIVENESS OF RESIDENTIAL LAND USES AND AMENITIES AS PART OF A WATERFRONT DEVELOPMENT THAT SUCH LARGE SCALE PLANNING MAKES POSSIBLE, DESIGNED WITH ENVIRONMENTAL AND GREEN DEVELOPMENT STANDARDS AND ASSIST IN THE RESOLUTION OF AN EXISTING OR DOCUMENTED ENVIRONMENTAL DEFICIENCY.**
- (2) ESTABLISH DEVELOPMENT PARAMETERS FOR**

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**RESIDENTIAL LAND USES, DENSITIES, AND  
DESIGN STANDARDS, WHICH ~~EMBRACE~~  
~~ENVIRONMENTAL SENSITIVITY~~ **IMPLEMENT LOW**  
**IMPACT DEVELOPMENT STANDARDS** AND GREEN  
DESIGN.**

**B. OBJECTIVES**

- (1) CREATE A COMPREHENSIVELY BALANCED MIX OF  
RESIDENTIAL, RECREATIONAL, COMMERCIAL, AND  
PUBLIC USES;**
  
- (2) ALLOWS FOR A SYSTEM OF FLEXIBLE  
DEVELOPMENT STANDARDS WHICH WILL  
ENCOURAGE INNOVATIVE ENVIRONMENTALLY  
FRIENDLY CONSTRUCTION TECHNIQUES WHICH  
WILL PROVIDE AN ALTERNATIVE TO  
CONVENTIONAL DEVELOPMENT PATTERNS,  
INCLUDING GATED COMMUNITY CONCEPTS AND  
UTILIZATION OF REDUCED ROAD SECTIONS AND  
PRIVATE STREETS;**
  
- (3) INCORPORATE AN OVERALL REDUCTION IN  
PROJECT DEVELOPMENT FOOTPRINT THROUGH  
INNOVATIVE DESIGNS TO MAXIMIZE AREAS OF  
NATIVE VEGETATION AND PROVIDE FOR AN  
INCREASE IN SITE BIODIVERSITY;**
  
- (4) CREATE DEVELOPMENT DESIGNS THAT LIMIT**

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**DISRUPTION OF NATURAL HYDROLOGY BY  
REDUCING IMPERVIOUS COVER, INCREASING  
ON-SITE INFILTRATION AND EFFECTIVELY  
MANAGING STORMWATER RUNOFF THROUGH LOW  
IMPACT DEVELOPMENT TECHNIQUES THAT ARE  
SUPPORTED BY SPECIFIC STIE CONDITIONS;**

**(5) PROVIDE DEVELOPMENTS THAT PROMOTE  
WALKABLE NEIGHBORHOODS AND PRESERVE  
UNIQUE ENVIRONMENTAL FEATURES;**

**(6) PROVIDE WELL-DEFINED FOCAL POINTS THAT WILL  
PROVIDE GATHERING PLACES FOR THE  
COMMUNITY TO PARTICIPATE IN NEIGHBORHOOD  
AFFAIRS AND ACTIVITIES;**

**(7) PROVIDE ARCHITECTURAL DESIGNS THAT ARE  
COMPLIMENTARY TO THE EXISTING HISTORICAL  
CHARACTER OF THE NEIGHBORHOOD;**

**(8) PROVIDE A COMPREHENSIVE NETWORK OF OPEN  
SPACES DESIGNED TO SERVE A VARIETY OF SCENIC,  
RECREATIONAL, AND ENVIRONMENTAL  
CONSERVATION PURPOSES, INCLUDING PUBLIC  
WATERFRONT ACCESS AND/OR ACCESS TO TIDAL  
WATERS;**

**(9) PROVIDE A SYSTEM OF FORESTED CORRIDORS FOR  
CONTINUITY OF WILDLIFE AND PLANT HABITAT,**

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**AND THE PRESERVATION OF ENVIRONMENTALLY SENSITIVE AREAS AND SIGNIFICANT NATURAL FEATURES;**

**(10) INCORPORATE BEST MANAGEMENT PRACTICES **LOW IMPACT DEVELOPMENT** AND GREEN SITE DEVELOPMENT AND BUILDING TECHNIQUES;**

**(11) ARRANGE LAND USES TO PROVIDE INTERCONNECTION OF PEDESTRIAN TRAILS AND SIDEWALKS;**

**(12) TO FOSTER PROSPEROUS AND VIABLE COMMUNITIES THAT ARE OF AN ENHANCED DESIGN AND STRUCTURAL QUALITY WHICH WILL RESULT IN PROPERTY VALUES THAT WILL BE SUSTAINED OVER TIME;**

**(13) TO PROVIDE INFRASTRUCTURE DESIGNED TO INCORPORATE ADJACENT FAILED SEPTIC AREAS AND/OR WATER SYSTEMS TO ADDRESS EXISTING DEFICIENCIES;**

**(14) TO INCORPORATE ENVIRONMENTAL AND CULTURAL RESOURCES INTO EDUCATIONAL OPPORTUNITIES, WHEN FEASIBLE;**

**(15) **PROVIDE NEW DEVELOPMENT THAT DOES NOT INCREASE DOCUMENTED WATER QUALITY****

**IMPAIRMENTS.**

**C. GENERAL PROVISIONS**

- (1) THE WPRD IS AN FLOATING ZONING DISTRICT WHICH MAY BE APPLIED TO THE DESIGNATED AREAS SET FORTH IN THIS ORDINANCE, AS SHOWN ON THE AMENDED OVERALL CHARLES COUNTY ZONING MAP.
- (2) THE MINIMUM ASSEMBLAGE OF **WATERFRONT** PROPERTY FOR A WPRD SHALL BE ~~30~~ **100** ACRES AND ALL OPEN SPACE AND RECREATIONAL FACILITIES MUST BE WITHIN REASONABLE PROXIMITY OF DEVELOPMENT PODS.
- (3) PARAMETERS FOR DEVELOPMENT ARE ESTABLISHED THROUGH APPROVAL OF A ~~GENERAL~~ **DETAILED** DEVELOPMENT PLAN FOR THE ENTIRE WPRD SITE. PRIOR TO DEVELOPMENT ON ANY SITE WITHIN A WPRD, APPROVAL OF SPECIFIC DEVELOPMENT PLANS, INCLUDING, BUT NOT LIMITED TO PRELIMINARY SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS ARE REQUIRED. SPECIFIC DEVELOPMENT PLANS PROVIDE THE DETAILS OF DEVELOPMENT FOR INDIVIDUAL DEVELOPMENT PARCELS IN THE WPRD.
- (4) MINIMUM OPEN SPACE FOR A WPRD ZONE SHALL BE

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**40% OF THE TOTAL GROSS TRACT. WILDLIFE  
CORRIDORS SHALL BE INCORPORATED INTO OPEN  
SPACE AREAS, AS PART OF SITE DESIGN.**

**(5) A MAXIMUM MINIMUM OF 5% OF THE TOTAL GROSS  
SITE AREA MAY BE PROPOSED AS COMMERCIAL USES,  
DIRECTLY RELATED TO THE PRIMARY RESIDENTIAL  
DEVELOPMENT.**

**(6) THE WPRD HAS A BASE RESIDENTIAL DENSITY OF 3  
DWELLING UNITS PER ACRE WITH A MAXIMUM  
DENSITY OF 6 DWELLING UNITS PER ACRE. THE  
DETERMINATION OF THE SPECIFIC DENSITY OF  
DEVELOPMENT OF A PARTICULAR WPRD SITE WILL  
BE BASED UPON AN APPROVAL OF THE ~~GENERAL~~  
DETAILED DEVELOPMENT PLAN. WPRD  
DEVELOPMENTS PROPOSING 4 OR MORE DWELLING  
UNITS PER ACRE WILL BE REQUIRED TO UTILIZE  
TDR'S.**

**(7) A DESIGN CODE WHICH CONFORMS TO THE SITE  
DESIGN AND ARCHITECTURAL (SDA) GUIDELINES  
SHALL BE SUBMITTED WITH ANY ~~GENERAL~~  
DETAILED DEVELOPMENT PLAN.**

**(8) IN ADDITION TO THE BUFFERYARD REQUIREMENTS  
OF ARTICLE XXIII, DWELLING UNITS LOCATED  
NEAR THE PERIPHERY OF A WPRD ZONE SHALL BE  
COMPATIBLE WITH NEIGHBORING AREAS AND**

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**PROVIDE ADQUATE TRANSITION IN DENSITY AND DWELLING UNIT TYPE.**

**(9) A PROPOSED SCHEDULE OF ZONE REGULATIONS, REFLECTIVE OF THE DESIGNS AND PROPOSED STANDARDS PROVIDED ON THE ~~GDP~~ DETAILED DEVELOPMENT PLAN WILL BE INCLUDED AS PART OF THE APPLICATION. HOWEVER, ROADS, BUILDINGS AND OTHER BUILT FEATURES WILL BE LOCATED TO CONSERVE HIGH PROPRITY VEGATATION; STREETS SHALL BE ORIENTED AND LOTS CONFIGURED TO TAKE ADVANTAGE OF SOLAR RESOURCES; PARKING AREAS AND WALKWAYS SHALL BE DESIGNED TO MINIMIZE WIDTHS AND LENGTHS OF ROADWAYS, WHERE CONDUCIVE TO SPECIFIC SITE CHARACTERISTICS.**

**(10) AN APPROVED WPRD ZONE PROJECT SHALL COMPLY WITH ALL APPLICABLE CHARLES COUNTY CHESAPEAKE CRITICAL AREA PROGRAM REQUIREMENTS FOR ANY PORTIONS OF THE SUBJECT SITE CONTAINED WITHIN THE CHESAPEAKE BAY CRITICAL AREA ZONE. GROWTH ALLOCATIONS WILL BE REQUIRED FOR ANY PROJECT THAT EXCEEDS DENSITY ALLOWANCES IN THE COUNTY CRITICAL AREA OVERLAY ZONES.**

**D. USE REGULATIONS**

1 (1) USES PERMITTED, INCLUDING ALL RESIDENTIAL  
2 UNIT TYPES AND NON-RESIDENTIAL USES WITHIN  
3 THE WPRD ZONE SHALL BE LIMITED TO THOSE  
4 USES, AS SET FORTH IN THE ~~GENERAL~~ **DETAILED**  
5 DEVELOPMENT PLAN.

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7 (2) HEIGHT REGULATIONS, YARD AND SETBACK  
8 REGULATIONS, DENSITY AND LOT SIZE STANDARDS  
9 SHALL BE THOSE AS SET FORTH IN THE  
10 ~~GENERAL~~ **DETAILED** DEVELOPMENT PLAN AND THE  
11 SCHEDULE OF ZONE REGULATIONS APPLICABLE TO  
12 EACH SPECIFIC APPROVED WPRD APPLICATION. THE  
13 PROPOSED WPRD DEVELOPMENT STANDARDS,  
14 ALTHOUGH DIFFERENT THAN ESTABLISHED SITE  
15 DEVELOPMENT STANDARDS, MAY BE APPROVED.

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17 **F. REQUIRED PLAN SUBMITTAL**

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19 (1) APPLICATIONS FOR A WPRD SHALL BE FILED AND  
20 PROCESSED IN THE SAME MANNER AS OTHER  
21 AMENDMENTS TO THE CHARLES COUNTY ZONING  
22 MAP. NOTICE AND PROCEDURES FOR PUBLIC  
23 HEARINGS SHALL CONFORM TO THE PROCEDURES  
24 PRESCRIBED IN ARTICLE XXVII, § 297-448 OF  
25 THE CHARLES COUNTY ZONING ORDINANCE,  
26 AMENDED.

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28 (2) THE WPRD APPLICATION SHALL BE ACCOMPAINED  
29 BY A DETAILED ~~GENERAL~~ **DETAILED** DEVELOPMENT

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**PLAN WHICH SHALL CONSIST OF THE FOLLOWING:**

**(A) MAP(S), PLAN(S) ~~SHOWING~~ **DETAILING** THE FOLLOWING:**

- 1. BOUNDARY OF THE PROPOSED WPRD DISTRICT WITH METES AND BOUNDS DESCRIPTION AND ADJACENT PROPERTIES.**
  
- 2. ~~GENERAL~~ **PROPOSED** BOUNDARIES, APPROXIMATE ACREAGE, AND PROPOSED LAND USE OF EACH DEVELOPMENT PARCEL (INCLUDING THE DIFFERENT TYPES AND DENSITIES OF RESIDENTIAL USE AND INTENSITIES OF COMMERCIAL USES).**
  
- 3. **PROPOSED INTERIOR ROADWAY PLAN WITH** LOCATION OF ALL ADJACENT ARTERIAL AND COLLECTOR STREETS.**
  
- 4. LANDSCAPING CONCEPT PLAN **UTILIZING NATIVE PLANT SPECIES AND EXISTING NATURAL VEGETATION THAT ARE FAVORABLE TO SPECIFIC SITE CONDITIONS.****
  
- 5. **EXISTING** TOPOGRAPHIC CHARACTER OF**

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~~LAND~~ **TOPOGRAPHY OF THE TOTAL SITE SHALL BE BASED ON FLOWN AERIAL TOPOGRAPHY OR FIELD RUN TOPOGRAPHY.**

**6. ENVIRONMENTAL FEATURES INCLUDING STREAMS, NON-TIDAL AND TIDAL WETLANDS, SOILS CHARACTERISTICS AND OTHER ELEMENT CONTAINING IDENTIFIED ENVIRONMENTAL FEATURES WITHIN THE SITE.**

**7. PRELIMINARY STORMWATER MANAGEMENT AND DRAINAGE PLAN THAT INCORPORATE LOW IMPACT DEVELOPMENT AND INTEGRATED MANAGEMENT PRACTICES INTO THE OVERALL PRELIMINARY DESIGN.**

**8. GENERAL PHASING BOUNDARIES.**

**(B) DEVELOPMENT NARRATIVE INCLUDING AT LEAST THE FOLLOWING:**

**1. DESCRIPTION OF THE PROPOSED WPRD AND THE NATURE OF THE DEVELOPMENT PROPOSED INCLUDING HOW THE SPECIFIC PROPOSAL MEETS THE PURPOSE, OBJECTIVES AND GENERAL**

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**PROVISIONS OF THE WPRD ZONE.**

- 2. DISCUSSION OF THE INTERNAL AND EXTERNAL LAND USE RELATIONSHIPS AND COMPATIBILITY.**
  
- 3. DISCUSSION OF THE PROPOSED PUBLIC FEATURES TO BE PROVIDED, INCLUDING PUBLIC ACCESS TO TIDAL WATER.**
  
- 4. IDENTIFICATION OF UTILITIES AND SERVICES TO BE PROVIDED FOR THE DEVELOPMENT.**
  
- 5. ~~SCHEDULE~~ DESCRIPTION OF DEVELOPMENT PARCELS LISTING LAND USE, APPROXIMATE ACREAGE, DENSITY, AND APPLICABLE DEVELOPMENT STANDARDS, INCLUDING THE PROPOSED SCHEDULE OF ZONE REGULATIONS.**
  
- 6. OVERALL DENSITY PROPOSED.**
  
- 7. LANDSCAPING CONCEPTS THAT INCORPORATE LOW IMPACT DEVELOPMENT TECHNIQUES THAT SUPPORT SPECIFIC SITE CONDITONS.**
  
- 8. PHASING PLAN AND ANTICIPATED TIMING**

1 FOR IMPLEMENTATION OF THE  
2 DEVELOPMENT.

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4 9. MASTER STREET PLAN, INCLUDING  
5 STREET WIDTH AND CROSS-SECTIONS,  
6 AND PEDESTRIAN CIRCULATION PLANS.

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8 10. TRAFFIC IMPACT ANALYSIS INCLUDING  
9 INFORMATION ON TRIP GENERATION  
10 FOR EACH DEVELOPMENT UNIT, TRAFFIC  
11 VOLUMES AND LOS CAPACITY ANALYSIS.

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13 11. FISCAL ANALYSIS REPORT THAT ADDRESS  
14 ROADS, UTILITIES AND SERVICES.

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16 12. RESTRICTIVE COVENANTS (IF  
17 APPLICABLE).

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19 13. DESCRIPTION OF WATERFRONT  
20 AMENITIES.

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22 (3) THE COUNTY COMMISSIONERS SHALL INCLUDE  
23 CONDITIONS TO THE APPROVAL OF A WPRD  
24 INCLUDING MAXIMUM DENSITY, MAXIMUM  
25 BUILDING HEIGHTS, MAXIMUM LOT COVERAGE,  
26 MINIMUM SETBACKS, TIMING AND PHASING, AND  
27 OTHER CONSIDERATIONS.

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29 §297-284. TDR receiving areas; use of transferable development rights.

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A. Creation and purpose of TDR receiving area; ability to use TDR's.

(1) There is hereby created a TDR receiving area, which shall be limited to properties located in the RL, RM, RH, MX. TOD, [and] PRD **AND WPRD** Zones. A TDR in the above residential zones shall only be used when the development conforms to standards for cluster development or planned development contained in this chapter.

**§297-370. Bufferyards.**

**Figure XXII-1 Bufferyard Between Adjacent Zones – Residential Zones**

Amend as herein incorporated.

**Figure XXII-2 Bufferyard Between Adjacent Zones – Commercial and Industrial Zones**

Amend as herein incorporated.

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

COUNTY COMMISSIONERS OF  
CHARLES COUNTY, MARYLAND

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Wayne Cooper, President

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Edith J. Patterson, Vice President

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Reuben B. Collins, II

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Samuel N. Graves, Jr.

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Gary V. Hodge

ATTEST:

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Denise Ferguson, Clerk

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**ZONING REGULATIONS**  
**Figure V-1**  
**Maximum Residential Densities**  
**(Dwelling Units Per Acre)**

[Amended 3-1-1999 by Ord. No. 99-16; 12-11-2000 by Ord. No. 00-93; 6-16-2003 by Ord. 03-03]

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus	With Maximum TDR's	With Maximum TDR's and Affordable Housing Density Bonus
Agricultural Conservation (AC)	Conventional	0.33	0.40	--	--
	Cluster	0.20	0.27	--	--
Rural Conservation (RC)	Conventional	0.33	0.40	--	--
	Cluster	0.33	0.40	--	--
Rural Conservation Deferred [RC(D)] <sup>2</sup>	Conventional	0.10			
Rural Residential (RR)	Conventional	1.00	1.22	--	--
	Cluster	1.00	1.22	--	--
Village Residential (RV)	Conventional	1.80	2.20	--	--
	Cluster	1.80	2.20	--	--
	w/central water or sewer	3.00	3.40		
Low-Density Residential (RL)	Conventional	1.0	1.22	--	--
	Cluster	1.00	1.22	3.00	3.22
	PRD	1.75	1.97	3.50	3.72
	TOD Zone	1.75	1.97	3.50	3.72
Medium-Density Residential (RM)	Conventional	3.00	3.66	--	--
	Cluster	3.00	3.66	4.00	4.66
	Application of a planned development – PRD Zone	3.00	3.66	6.00	6.66
	Application of a planned development – MX and PMH zones	3.00	3.66	10.00	10.66
High-Density Residential (RH)	Conventional	5.00	6.10	--	--
	Cluster	5.00	6.10	6.00	7.10
	Application of a planned development – PRD Zone	5.00	6.10	12.00	13.10
	Application of a planned development-MX and Zone	5.00	6.10	19.00	20.10
	PMH Zone	5.00	6.10	10.00	11.10
	TOD Zone	15.00	16.10	27.50	28.60
Core Employment/ Residential I(CER)	Conventional	2.00	--	15.00***	15.00***
Core Retail/ Residential (CRR)	Conventional	2.00	--	15.00***	15.00***
Core Mixed	Conventional	2.00	--	10.00***	10.00***

Residential (CMR)					
<b>Waterfront Planned Residential Development (WPRD)</b>	<b>Floating</b>	<b>3.00</b>	<b>--</b>	<b>6.00****</b>	<b>6.00****</b>

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Notes:

\*\*The County Commissioners may grant density bonuses as set forth in Section 241.

\*\*\*Density Calculations in the CER, 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 lots/dwelling units per acre.

Density is established by dividing the number of lots/dwelling units by the number of acres devoted to residential development. The resulting density, usually a mixed number, is used to determine the number of development rights required.

Any fractional portion of a number resulting from a density calculation will automatically be rounded up to the next whole number.

For instance, if the resulting density calculation yields 2.01 units per acre, this will be considered to be 3 units per acre, and one Transferable Development Right must be purchased for each of the lots/dwelling units.

\*\*\*\***Density Calculations in the WPRD Zone – To achieve a density over the base density in this zone, the applicant must purchase one Transferable Development Right for each of the fourth, sixth, eighth and tenth lots/dwelling units per acre. Density is established by dividing the number of lots/dwelling units by the number of acres devoted to residential development. The resulting density, usually a mixed number, is used to determine the number of development rights required. Any fractional portion of a number resulting from a density calculation will automatically be rounded up to the next whole number.**

In no case may densities in these zones exceed 15 units per acre in the Core Retail Residential (CRR) and Core Employment Residential (CER) zones or 10 units per acre in the Core Mixed Residential (CMR) zone. **In the WPRD zone, 6 units per acre represent the maximum density allowed.**

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**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)	0.20-0.40	N/A
Rural Conservation (RC) and RC (D)	0.10-0.40	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
Core Employment/Residential (CER)	2.00 (NOTE C)	N/A (NOTE D)
Core Retail/Residential (CRR)	2.00 (NOTE C)	N/A (NOTE D)
Core Mixed Residential (CMR)	2.00 (NOTE C)	N/A (NOTE D)
<b>Waterfront Planned Residential Zone (WPRD)</b>	<b>3.00 – 6.00</b>	<b>N/A</b>

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Notes:

DI. Maximum densities allowed varies depending on the bonus densities achieved through affordable housing and TDRs.

DII. 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 Part II of Article VII.

- 1 DIII. Zones contain required minimum densities which must be met.  
 2 DIV. Application of floating zones not permitted.

3 **Figure XXII-1**  
 4 **Bufferyard Between Adjacent Zones**  
**-Residential Zones-**

Zone	AC	RC	RR	RV	RL	RM	RH	CRR	CER	CMR
AC	--	B	B	C	C	C	C	--	--	--
RC	--	--	--	--	A	A	B	C	C	B
RR	--	--	--	B	--	A	B	C	C	B
RV	A	A	B	--	--	--	B	B	B	B
RL	A	A	--	--	--	--	B	C	C	B
RM	A	A	A	--	--	--	B	C	C	B
RH	A	B	B	B	B	B	--	C	C	B
RO	B	B	B	B	--	--	--	A	A	B
CN	C	C	C	C	C	C	B	--	--	--
CC	C	C	C	C	C	C	B	B	B	C
CB	C	C	C	C	C	C	B	A	A	B
CV	C	C	C	B	C	C	B	A	A	B
BP	C	C	C	C	C	C	B	A	A	B
IG	E	E	E	E	E	E	D	D	D	D
IH	E	E	E	E	E	E	E	E	E	E
RMH	D	D	D	C	C	C	A	C	C	C
PRD	C	C	C	B	B	B	A	--	--	--
PEP	--	E	E	E	E	E	D	A	A	--
MX	D	D	D	D	D	D	C	A	A	A
TOD	D	D	D	D	D	D	C	--	A	A
CRR	--	C	C	B	C	C	C	--	B	C
CER	--	C	C	B	C	C	C	B	--	B
CMR	--	B	B	B	B	B	B	C	C	--
WPR	C	C	C	B	B	B	A	--	--	--

- 5  
 6 (3) –indicates that either Bufferyards are not required or not applicable.  
 7 (4) “A” through “E” designates type of buffer required as illustrated in Part II of  
 8 this Article.  
 9 (5) For the CV and CN zones: If the adjacent single-family vacant residential lot  
 10 is greater than five (5) acres in size, or the closest residence is greater than

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*200 feet from the property line, no Bufferyard will be required.  
Application of floating zones not permitted.*

**Figure XXII-2**

**Bufferyards Between Adjacent Zones: Commercial and Industrial Zones  
[Amended 10-25-1999 by Ord. No. 99-92; 7-25-2005 by Bill No. 2005-01]**

<b>Zone</b>	<b>CRR</b>	<b>CER</b>	<b>CMR</b>	<b>CN</b>	<b>CC</b>	<b>CB</b>	<b>BP</b>	<b>CV</b>	<b>RO</b>	<b>IG</b>	<b>IH</b>
AC	--	--	--	B	B	B	C	B	B	B	B
RC	C	C	B	B	C	C	C	B	B	E	E
RR	C	C	B	B	C	C	C	B	B	E	E
RV	B	B	B	B	C	C	C	A	B	E	E
RL	C	C	B	B	C	C	C	B	B	E	E
RM	C	C	B	B	C	C	C	B	B	E	E
RH	C	C	B	A	B	B	B	A	A	D	E
RO	A	A	B	--	A	A	--	--	--	B	C
CN	--	--	--	--	--	--	--	--	--	B	A
CC	B	B	C	--	--	--	--	--	--	A	A
CB	A	A	B	--	--	--	--	--	--	A	A
CV	A	A	B	--	--	--	--	--	--	B	A
BP	A	A	B	--	--	--	--	--	--	--	A
IG	D	D	D	B	--	B	--	B	B	--	--
IH	E	E	E	B	--	B	--	--	A	--	--

PMH	C	C	C	A	B	B	C	B	B	C	D
PRD	C	C	C	B	C	C	D	B	B	D	D
PEP	--	--	--	B	A	A	--	A	B	--	--
MX	A	A	--	B	B	B	D	A	A	D	D
CRR	--	B	C	A	B	A	A	A	A	D	E
CER	B	--	B	A	B	A	A	A	A	D	E
CMR	C	C	--	B	C	B	B	B	B	D	E
<b>WPRD</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>B</b>	<b>C</b>	<b>C</b>	<b>D</b>	<b>B</b>	<b>B</b>	<b>D</b>	<b>D</b>

1 NOTES:

- 2 1. -- indicates that either Bufferyards are not required or not applicable.
- 3 2. "A" through "E" designates type of buffer required as illustrated in Part II of this
- 4 article.
- 5 3. For the CV and CN Zones: If the adjacent single-family vacant residential lot is
- 6 greater than five acres in size, or the closest residence is greater than 200 feet from
- 7 the property line, no Bufferyard will be required.

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**Figure XXII-3**  
**Bufferyards Between Adjacent Zones: Planned Development Zones**  
**[Amended 10-25-1999 by Ord. No. 99-92]**  
**(Proposed Text Amendment)**

<b>Zone</b>	<b>PMH</b>	<b>PRD</b>	<b>PEP</b>	<b>MX</b>	<b>TOD</b>	<b>WPRD</b>
<b>AC</b>	<b>B</b>	<b>C</b>	<b>--</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>RC</b>	<b>D</b>	<b>C</b>	<b>E</b>	<b>D</b>	<b>D</b>	<b>C</b>
<b>RR</b>	<b>D</b>	<b>C</b>	<b>E</b>	<b>D</b>	<b>D</b>	<b>C</b>
<b>RV</b>	<b>C</b>	<b>B</b>	<b>E</b>	<b>D</b>	<b>D</b>	<b>B</b>
<b>RL</b>	<b>C</b>	<b>B</b>	<b>R</b>	<b>D</b>	<b>D</b>	<b>B</b>
<b>RM</b>	<b>C</b>	<b>B</b>	<b>R</b>	<b>F</b>	<b>F</b>	<b>B</b>
<b>RH</b>	<b>A</b>	<b>A</b>	<b>D</b>	<b>C</b>	<b>C</b>	<b>A</b>
<b>RO</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>A</b>	<b>A</b>	<b>B</b>
<b>CN</b>	<b>A</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
<b>CC</b>	<b>B</b>	<b>C</b>	<b>A</b>	<b>B</b>	<b>B</b>	<b>C</b>
<b>CB</b>	<b>B</b>	<b>C</b>	<b>A</b>	<b>B</b>	<b>B</b>	<b>C</b>
<b>CV</b>	<b>B</b>	<b>B</b>	<b>A</b>	<b>--</b>	<b>--</b>	<b>B</b>
<b>BP</b>	<b>B</b>	<b>C</b>	<b>A</b>	<b>B</b>	<b>B</b>	<b>C</b>
<b>IG</b>	<b>C</b>	<b>D</b>	<b>--</b>	<b>D</b>	<b>D</b>	<b>D</b>
<b>IH</b>	<b>D</b>	<b>D</b>	<b>--</b>	<b>D</b>	<b>D</b>	<b>D</b>
<b>PMH</b>	<b>--</b>	<b>--</b>	<b>C</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>PRD</b>	<b>--</b>	<b>--</b>	<b>D</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>PEP</b>	<b>C</b>	<b>D</b>	<b>--</b>	<b>D</b>	<b>D</b>	<b>D</b>
<b>MX</b>	<b>--</b>	<b>--</b>	<b>D</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>TOD</b>	<b>--</b>	<b>--</b>	<b>D</b>	<b>--</b>	<b>--</b>	<b>--</b>

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**NOTES:**

DV. – indicates that either Bufferyards are not required or not applicable.

DVI. ‘A’ through ‘E’ designates type of buffer required as illustrated in Article XXIII.