

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2010 Legislative Session

Legislative Day #

BILL NO. 2010-05

Introduced by: Charles County Commissioners

**Zoning Text Amendment 09-111 - Waldorf Activity Center Supporting
Zoning Text Amendments: Revisions to CRR and CER Zones**

Date introduced: 2/9/2010

Public Hearing: 3/9/2010 @ 3:00 p.m.

Commissioners Action: _/_/2010

Commissioner Votes: WC:__, EP:__, RC:__, SG:__, GH:__

Pass/Fail: _____

Effective Date: _/_/2010 12:01 a.m.

Remarks:

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2010 Legislative Session

Bill No. 2010-05

Chapter. No. 297

Introduced by Charles County Commissioners

Date of Introduction February 9, 2010

BILL

1 AN ACT concerning:

2 **Waldorf Activity Center Supporting Zoning Text Amendments:**
3 **Revisions to CRR and CER Zones**

4

5 FOR the purpose of:

6 Amending the Charles County Zoning Ordinance in order to support
7 Activity Center zoning by amending the provisions for the CRR and CER
8 Zones.

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10 BY repealing and adding with amendments:

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12 Chapter 297- Zoning Ordinance

13 Article II, § 297-26, General yard requirements.

14 *Code of Charles County, Maryland*

15 *(June, 2006)*

16

17 Chapter 297- Zoning Ordinance

18 Article IV, § 297-63, Table of Permissible Uses.

19 *Code of Charles County, Maryland*

20 *(June, 2006)*

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Chapter 297- Zoning Ordinance
Article V, Figure V-2, Residential Density Ranges (Dwelling Units Per Acre).
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article VI, § 297-95, Core Mixed-Use Zones, and Figure VI-7, “Schedule of
Zone Regulations for Town Center Core Mixed Use Zones”.
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article XIII, § 297-212, Minimum Standards for Special Exceptions and Uses
Permitted with Conditions.
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article XVIII, §297-301, Road and sidewalk requirements in unsubdivided
developments.
Code of Charles County, Maryland
(June, 2006)

§ 297-26. General yard requirements.

C. Exceptions and modifications to minimum yard requirements.

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

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

(b) Bay windows, balconies, chimneys, porches or decks: three feet or as specified in Article XIV, Cluster Development, Figure XIV-2: Schedule of Dimensional Requirements - Cluster Development.

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

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

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

(f) STRUCTURES (INCLUDING BUT NOT LIMITED TO AWNINGS, CANOPIES, PORCHES, ETC.) IN THE CRR AND CER ZONES SHALL BE ALLOWED TO PROJECT INTO THE MINIMUM FRONT SETBACK AREA IN ACCORDANCE WITH § 297-95(C)(6).

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2 **§ 297-63. Table of Permissible Uses.**

**Figure IV-1
Table of Permissible Uses**

KEY:

P = Permitted

PC = Permitted with Conditions

SE = Special Exception

- Blank = Not Permitted

* = See § 91(d) Commercial

Uses Description	Zones																								
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	[CRM] CMR	
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	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 5 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	P	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	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	P			P						
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	p									
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture	P	P											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		P							
1.01.450 Poultry houses, hog operations with 6 or more hogs	PC	SE																							
1.01.460 Slaughterhouses	SE	SE														SE									
1.01.470 Processing and selling products raised on-site	P	P	P																						
1.01.500 Commercial Stables	P	P	SE	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	P	P	P	P		PC	PC																		

Uses Description	Zones																								
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	(CRM) CMR	
machinery, spray planes, or irrigating machinery																									
1.02.000 Forestry	P	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		
1.03.120 Open-air product markets	PC	PC	PC	PC						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	SE																						
1.04.000 Hunting and fishing cabins	PC																								
1.05.000 Commercial green house operation																									
1.05.100 No on-premise sale	P	P	P	P						P	P		P		P	P			P						
1.05.200 On-premise sales permitted	P	SE	SE	SE						P	P		P		P	P			P		P				
1.06.000 Kennel, commercial	PC	SE	SE							PC	PC		PC						PC		PC				
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																									
3.01.00 Single-family detached																									
3.01.100 Single-family detached	P	P	P	P	P	P	P	P	P				P		PC			P		P	P	P	PC	PC	PC
3.01.200 Lot line																			PC		PC		PC		PC
3.01.300 Patio/Court/Atrium																			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	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
3.02.000 Single-family attached																									
3.02.100 Duplex					P														PC		PC		PC	PC	PC
3.02.200 Townhouse																			PC		PC		PC	PC	PC
3.02.300 Multiplex																			PC		PC		PC	PC	PC
3.03.000 Multi-family																									
3.03.100 Garden apartment																			PC		PC		P	PC	PC

Uses Description	Zones																							
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	(CRM) CMR
3.03.200 Mid-rise																	PC		PC		P			
3.03.300 Hi-rise																	SE		SE		SE			
3.03.400 Commercial apartment									P	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 8 people	PC	PC	PC	PC	PC	PC	PC	PC	PC				PC				PC		PC	PC	PC	PC	PC	PC
3.04.120 With between 9 and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P		P				SE		SE	SE	SE	SE	SE	SE
3.04.200 Day care																								
3.04.210 Day-care home (having fewer than 9 recipients)	P	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 9 and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	*	SE		P	P	P	SE	P	P	P	SE
3.04.300 Halfway house	SE	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	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	SE
3.04.500 Retirement housing complex								SE	SE			SE					P		P		P	P	P	P
3.05.000 Miscellaneous rooms for rent situations																								
3.05.100 Rooming houses, boarding houses rented by the month	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		SE		SE		PC	PC
3.05.200 Bed and breakfast, tourist homes	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		PC		PC		P	SE
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						P					
3.07.000 Migrant workers housing	PC	PC	PC																					
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 (included pre-school, 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		
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	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

Uses Description	Zones																							
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	(CRM) CMR
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	SE	SE	SE	SE	SE	SE	SE	SE	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	P	P	P	PC	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		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, billard and pool halls, indoor athletic										SE	P	P	P	0	PC			P	P		P	P	PC	
4.02.120 Movie theatres, theatres, coliseums and stadiums																								
4.02.121 Seating capacity of not more than 300										P	P	P	P				P	P	P		P	P	P	
4.02.122 Seating capacity up to 1000											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	SE		SE			
4.02.140 Off-track betting facilities											SE	SE			SE			SE	SE		SE		SE	
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	SE		P	P		P	0			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	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 theatres, open-air theatres, and amphitheatres	SE	SE											SE											
4.02.270 Amusement and theme parks	SE	SE		SE															SE					
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	SE	SE	SE	SE						P	P		P					P	P		P			

Uses Description	Zones																							
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	(CRM) CMR
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons	SE	SE								SE	SE		SE				SE	SE						
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	SE	SE	SE							PC	PC	PC	PC	PC				PC	PC		PC	PC		
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	SE	SE	SE	SE	SE	SE	SE	SE	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
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
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	
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	0	PC	PC		PC	PC		SE			
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
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		
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
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
4.06.500 Wireless communication antennae	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
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	PC					
4.08.120 Other cemeteries	SE	SE	SE	SE	SE	SE	SE	SE									SE		P					
4.08.200 Crematoriums	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		P		P	P	SE	P	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
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
5.00.000 SERVICE ORIENTED COMMERCIAL																								
5.01.000 All operations conducted entirely within fully enclosed building																								

Uses Description	Zones																							
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	(CRM) CMR
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	
5.01.112 Personal services (see definition)									P	P	P	P	P	*				P	P		P	PC	P	
5.01.113 Dry cleaning/laundry and laundromats										P	P	P	P	*				P	P		P			
5.01.114 Banks and financial institutions										P	P	P	P	P	P			P	P		P	P	P	
5.01.115 Business services									P	P	P	P	P	*				P	P		P	P	P	
5.01.116 Office or clinics of physicians, dentist, and chiropractors									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													
5.02.300 Funeral homes	SE	SE	SE	SE	SE				PC	PC	PC	PC	PC					PC	P		PC	PC		
5.02.400 Veterinarians and veterinary hospitals	P	P	SE	SE	SE	SE				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	*	SE		SE	P	P	SE	P	P	P	SE
6.00.00 COMMERCIAL																								
6.01.100 Commercial sales and rental of goods, merchandise and equipment																								
6.01.100 Retail sales																								
6.01.110 Building floor space <15,000 sq. ft./parcel																								
6.01.111 Shoppers merchandise stores (see definition)										P	P	P	P					P	P		P	P	P	
6.01.112 Specialty shops (see definition)									P	P	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	
6.01.120 Building floor area > 15,000 sq. ft.																								
6.01.121 Shoppers merchandise stores (see definition)											P	SE						P	P		P			
6.01.122 Specialty shops (see definition)											P	P	SE					P	P		P			
6.01.123 Antique shops, art galleries	SE	SE	SE								P	P	SE					P	P		P			
6.01.130 General merchandise (see definition)											P		SE					P	P		P			
6.01.140 Convenience Stores										SE	P	P	SE					P	P		P	SE	SE	SE
6.01.150 Retail Sales over 100,000 sq. ft. on one floor (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	P	P	P	PC	P			P	P		P	P	P	
6.02.200 Restaurant, fast food carry-out and delivery										SE	P	P	SE	*	P			P	P		P	P		
6.02.300 Restaurant, fast food drive-in and drive-thru																								
6.02.310 With direct highway access to a											SE	SE	SE					SE	SE					

Uses Description	Zones																								
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	(CRM) CMR	
public road																									
6.02.320 Part of a shopping center with no direct access to a public road											P	P	P					P	P		P	P	P		
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	
6.03.320 Motor vehicle fuels sales																									
6.03.321 Associated with commercial uses >3,500 sq. ft.										SE	SE	SE	PC		SE			SE	SE						
6.03.322 All other										SE	PC	PC	PC		PC			PC	PC						
6.03.330 Car wash										PC	PC	PC	PC		PC			PC	PC						
6.03.400 Motor vehicle painting and body work											PC		PC		PC			PC	SE						
6.03.500 Automotive parks											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 sq. ft. per parcel										SE	P		SE	P	P	P		P	P			P	P		
7.01.120 Buildings >10,000 sq. ft. per parcel													SE	P	P	P		P	P			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	P						
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils															P	P		P	P						
7.01.230 Saw mills	P	P	PC										P		P	P									
7.01.240 Alcoholic beverage manufacturing																									
7.01.241 Brewery producing 100 K or > barrels annually (State Class 5A), Distillery																P									
7.01.242 Brewery producing <100 K barrels annually (State Class B)															P	P									
7.01.250 Winery	PC	PC	P												P	P					P				
7.01.260 Fertilizer mixing plants	SE															P		SE							

Uses Description	Zones																							
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	(CRM) CMR
7.01.270 Brick or block manufacturing																								
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening	SE	SE													SE	P 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
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	P		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	PC	PC		SE	SE				
7.02.240 Storage of petroleum products															SE	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 percent of the developed area (contractor's yard)												SE		SE		P	P		P	SE				
7.02.400 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											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
7.04.200 With processing or manufacturing of materials												SE				P	P	P		P	P		P	SE
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	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	SE	SE				
7.06.000 Pozzolan Management Facility	SE	SE														SE	SE							
8.00.000 MIXED -USE																								
8.01.000 MIXED-USE BUILDING																								
8.02.000 MIXED-USE BUILDING, RESIDENTIAL																								
																							P	P
																							P	P

1 § 297-75. Residential Density.

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

Residential Zones	Density Range (Note A)	Density Range Achieved Through Application of PDR, MDC, or PMH (Note B)
Agricultural Conservation (AC)	0.33 to 0.40	N/A
Rural Conservation (RC) and RC(D)	0.10 to 0.40	N/A
Rural Residential (RR)	1.00 to 1.22	N/A
Village Residential (RV)	1.80 to 3.40	N/A
Low Density Residential (RL)	1.00 to 3.97	1.75 to 5.72
Medium Density Residential (RM)	3.00 to 6.56	4.00 to 10.86
High Density Residential (RH)	5.00 to 13.10	7.00 to 20.10
Residential Office (RO)	1.00 to 3.97	1.75 to 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)

Notes:

(A) Maximum densities allowed varies depending on the bonus densities achieved through housing and TDRs.

(B) Maximum densities allowed varies depending on the bonus densities achieved through housing and TDRs as well as the maximum allowed through performance identified in the Development Guidance System set forth in Article VIII.

(C) [Zones certain required minimum densities which must be met.] **DENSITIES NOTED FOR THE CORE MIXED USE ZONES ARE MINIMUM DENSITIES.**

(D) Application of floating zones not permitted

1 § 297-95. Core Mixed-Use Zones.

2 A. Objectives. It is the objective of the Core Mixed-Use Zones to create mixed-use
3 areas that are **CONSISTENT WITH COUNTY PLANS AND ENHANCE**
4 **EXISTING COMMUNITIES BY: PROMOTING NEW DEVELOPMENT**
5 **THAT IS** safe, comfortable, and attractive to pedestrians; [compatibility/congruency
6 with existing development by] encouraging infill and redevelopment where
7 applicable; reinforcing streets as public places that encourage pedestrian and bicycle
8 travel; providing roadway and pedestrian connections to residential areas; designing
9 and scaling buildings that will be compatible with **EXISTING OR PLANNED**
10 development in the area; providing efficient land use by facilitating compact,
11 moderate to high density development and minimizing the amount of land that is
12 needed for surface parking; facilitating development (land use mix, density and
13 design) that supports public transit and maintaining mobility along traffic corridors
14 and state highways.

15 (1) Core Employment/Residential Zone (CER). This zone provides for
16 development which will successfully integrate a mixture of complementary
17 land uses that are primarily employment and residential but may also include
18 retail, commercial services, and civic uses, to create economic and social
19 vitality and encourage the linking of transportation and land use.

20 (2) Core Retail/Residential Zone (CRR). This zone provides for development
21 which successfully integrates a mixture of complementary land uses that are
22 primarily retail but may also include employment, residential, commercial
23 services, and civic uses, to create economic and social vitality and encourage
24 the linking of trips.

25 (3) Core Mixed Residential Zone (CMR). This zone provides for high-density
26 residential development adjacent to the core employment/residential and retail

1 residential areas. It will incorporate a mix of housing types and uses, along
2 with traditional neighborhood design principles.

3 B. General regulations. Minimum lot area, area per dwelling unit, building setback from
4 adjacent lot lines, lot width, front yard, side yard, rear yard, and maximum building
5 height, as displayed in Figure VI-7, shall apply, subject to other requirements of this
6 chapter.

7 C. Specific regulations. The following regulations shall apply to the Core Mixed-Use
8 Zones:

9 (1) A design code which conforms to the site design and architectural (SDA)
10 guidelines shall be submitted with any preliminary plat or site plan as set forth
11 in § 297-110.

12 (2) **MINIMUM DENSITY SHALL BE 2 DWELLING UNITS PER ACRE.**
13 Any increase over the permitted base residential density range shall be
14 achieved through the use of transferable development rights (TDRs). For
15 additional units, with the use of TDR, the density permitted may not exceed
16 15/du's per acre in the Core/Employment Residential (CER) and Core
17 Retail/Residential (CRR) Zones, and 10/du's per acre in the Core Mixed
18 Residential (CMR) Zone.

19 (3) In the Core Employment/Residential (CER) and Core Retail/Residential
20 (CRR) Zones, any development which includes residential uses:

21 a. [must] **MUST** be on properties of two acres or greater.

22 b. [In addition,] **IF RESIDENTIAL AND NONRESIDENTIAL USES**
23 **ARE IN SEPARATE BUILDINGS, NO MORE THAN 50% OF THE**
24 **TOTAL ACREAGE OF THE PARCEL** [only 50% of the development
25 on the property] may be devoted to residential uses.

26 c. [In the case of a mixed-use building, the fifty-percent ratio will be

1 calculated using the floor area ratio of the building. In other cases, the
2 50% will apply to the total acreage of the parcel.] **IN RESIDENTIAL**
3 **MIXED USE BUILDINGS, A MAXIMUM OF 75% OF THE**
4 **BUILDING AREA MAY BE DEVOTED TO RESIDENTIAL USE.**

5 (4) Building frontages will be required to face streets wherever possible.

6 (5) Buildings will be sited to form a [continuous streetscape] **UNIFORM**
7 **FRONT SETBACK** along [MD 210, the Cross-County Connector (future),
8 and around the town common (future) and along all roads leading to the town
9 center] **ALL ARTERIAL, MAJOR COLLECTOR, AND MINOR**
10 **COLLECTOR ROADS. ALL COMMERCIAL AND MIXED USE**
11 **BUILDINGS SHALL OCCUPY A MINIMUM OF 70 PERCENT OF**
12 **THE LOT WIDTH.**

13 (6) **THE FOLLOWING REQUIREMENTS APPLY IN ADDITION TO THE**
14 **REQUIREMENTS IN THE SCHEDULE OF ZONE REGULATIONS:**

15 (a) **FRONT BUILDING FAÇADES SHALL BE LOCATED**
16 **BETWEEN THE REQUIRED MINIMUM AND MAXIMUM**
17 **FRONT SETBACKS.**

18 (b) **PORCHES, STEPS AND COVERED ENTRIES SHALL NOT**
19 **PROJECT MORE THAN EIGHT FEET FROM THE**
20 **BUILDING FAÇADE. THEY MAY EXTEND INTO THE**
21 **MINIMUM FRONT SETBACK AREA.**

22 (c) **AWNINGS AND CANOPIES MAY EXTEND UP TO FIVE**
23 **FEET INTO THE MINIMUM FRONT SETBACK AREA.**
24 **THEY SHALL MAINTAIN A MINIMUM CLEARANCE**
25 **HEIGHT OF EIGHT FEET ABOVE THE GROUND.**

1 as a guide **WHERE AVAILABLE.**

2 [(10)](11) Access to rear parking should be permitted through a frontage road only
3 if alternative access is not available.

4 [(11)](12) Uses in the core mixed-use zones that adjoin the Core Mixed
5 Residential Zone (CMR) must demonstrate compatibility with existing or new
6 development in those areas through means such as appropriately scaled buildings,
7 facade treatment, placement of parking, increased setbacks (20 to 30 feet), fences
8 and/or buffers.

9 **(13) SUBDIVISION PLANS AND SITE PLANS SHALL PROVIDE**
10 **OPEN SPACE IN ACCORDANCE WITH THE SCHEDULE OF**
11 **ZONE REGULATIONS. REQUIRED OPEN SPACE SHALL BE**
12 **DESIGNED TO PROVIDE PARKS, GREENS, PLAZAS AND**
13 **OTHER PUBLIC AMENITIES; AND PROVIDE FOR**
14 **PROTECTION OF SENSITIVE ENVIRONMENTAL FEATURES.**
15 **THE OPEN SPACE REQUIREMENT MAY BE SATISFIED BY**
16 **PROVIDING OPEN SPACE ON-SITE; OR BY CREATING A**
17 **COMMON OPEN SPACE LOT FOR DEDICATION TO THE**
18 **COUNTY OR A PROPERTY OWNERS ASSOCIATION; OR BY**
19 **PROVIDING COMMON OPEN SPACE OFF-SITE WITHIN A**
20 **CORE MIXED-USE ZONE OR ACTIVITY CENTER ZONE; OR**
21 **BY PAYMENT OF A FEE-IN-LIEU AS PROVIDED BELOW:**

22 **(a) FOR SUBDIVISION PLANS WITHIN THE CORE MIXED-USE**
23 **ZONES, DEDICATION OF OPEN SPACE MAY BE USED TO**
24 **MEET THE REQUIREMENTS FOR COMMUNITY OPEN**
25 **SPACE GIVEN IN CHAPTER 278, SUBDIVISION**
26 **REGULATIONS, § 278-60 AND 61.**

27 **(b) FEE IN LIEU OF ESTABLISHMENT OF COMMON SPACE.**

1 (c) THE PLANNING DIRECTOR MAY APPROVE PAYMENT OF A
2 FEE IN LIEU OF THE REQUIRED OPEN SPACE BASED ON
3 FINDINGS THAT THE PURPOSE AND INTENT OF THE
4 CORE MIXED USE ZONE WOULD BE BETTER MET
5 THROUGH CONTRIBUTION TO FUNDING FOR COMMON
6 OPEN SPACE RATHER THAN THROUGH ESTABLISHMENT
7 OF THE REQUIRED OPEN SPACE ON THE PARTICULAR
8 SITE.

9 (d) THE FEE SHALL BE AS ESTABLISHED IN A FEE SCHEDULE
10 APPROVED BY THE COUNTY COMMISSIONERS.

11 (e) THE COUNTY SHALL USE THE FEES TO PURCHASE LAND
12 WITHIN A CORE MIXED USE ZONE OR ACTIVITY CENTER
13 ZONE FOR PARKS, GREENWAYS, PEDESTRIAN PATHWAYS
14 OR STORMWATER MANAGEMENT.

15 (14) **STREETSCAPE REQUIREMENTS.**

16 a. **INTENT. DEVELOPMENT SHALL CONTRIBUTE TO CREATION**
17 **OF A WALKABLE COMMUNITY THROUGH THE FOLLOWING**
18 **DESIGN STANDARDS:**

19 i. **PROVIDE A COMPREHENSIVE, CONTINUOUS SYSTEM**
20 **OF SIDEWALKS AND PATHS TO ENHANCE**
21 **CONNECTIONS AND PEDESTRIAN SAFETY.**

22 ii. **ORIENT BUILDINGS TO THE STREET AND UTILIZE**
23 **EVERY OPPORTUNITY TO CREATE OPEN, INVITING**
24 **STOREFRONTS, OUTDOOR CAFÉ SEATING, AND**
25 **INTERESTING VISUAL ACCENTS SUCH AS PUBLIC ART.**

26 iii. **PROVIDE STREETSCAPE AMENITIES AND STREET**
27 **FURNITURE TO ENCOURAGE PEDESTRIAN ACTIVITY.**

1 **iv. ENHANCE SAFETY AND VISUAL APPEARANCE**
2 **THROUGH THE PROVISION OF STREET TREES AND**
3 **PLANTING STRIPS LOCATED BETWEEN STREETS AND**
4 **SIDEWALKS (WHENEVER POSSIBLE) TO PROVIDE**
5 **SHADE AND BUFFER PEDESTRIANS FROM TRAFFIC.**

6 **b. INSTALLATION/BONDING OF STREETScape**
7 **IMPROVEMENTS.**

8 **i. STREETScape ELEMENTS (INCLUDING BUT NOT**
9 **LIMITED TO SIDEWALKS, STREETLIGHTS, STREET**
10 **TREES, STREET FURNITURE, BICYCLE RACKS,**
11 **LANDSCAPING AND PLANTERS, DECORATIVE**
12 **PAVING, SCULPTURE/ARTWORK, AND BUS**
13 **SHELTERS) SHALL BE REQUIRED FOR**
14 **DEVELOPMENT APPROVED THROUGH A SITE PLAN**
15 **OR SUBDIVISION PLAN. FOR EXPANSION OF**
16 **EXISTING USES, STREETScape ELEMENTS MAY BE**
17 **REQUIRED BY THE ZONING OFFICER**
18 **PROPORTIONATE TO THE PROPOSED EXPANSION.**

19 **ii. ALL STREETScape IMPROVEMENTS SHOWN ON AN**
20 **APPROVED SUBDIVISION PLAN OR SITE PLAN**
21 **SHALL BE BONDED.**

22 **iii. PROPOSED STREETScape ELEMENTS SHALL BE**
23 **INDICATED ON PLAN SUBMITTALS AND SHALL**
24 **INCLUDE INFORMATION ON LOCATION, SPACING,**
25 **QUANTITY, CONSTRUCTION DETAILS, AND**
26 **METHOD OF ILLUMINATION.**

27 **c. STREETScape DESIGN CONSISTENCY. THE DESIGN OF**

1 **STREETSCAPE ELEMENTS SHALL BE CONSISTENT WITHIN A**
2 **DEVELOPMENT PROJECT AND THROUGHOUT EACH ZONE.**
3 **STREETSCAPE ELEMENTS SHALL BE CONSISTENT WITH**
4 **THE COUNTY SITE DESIGN AND ARCHITECTURAL**
5 **GUIDELINES.**

6 **d. USE OF FRONT SETBACK AREA. FOR NONRESIDENTIAL OR**
7 **MIXED USE BUILDINGS, THE FRONT SETBACK AREA**
8 **BETWEEN THE STREET RIGHT-OF-WAY AND THE BUILDING**
9 **FAÇADE SHALL BE USED FOR SIDEWALKS, LANDSCAPING,**
10 **PUBLIC SEATING AREAS OR OTHER PEDESTRIAN-ORIENTED**
11 **FEATURES THAT ENHANCE AND CONTRIBUTE TO THE**
12 **STREETSCAPE.**

13 **e. CONSTRAINED SITES. WHERE EXISTING CONDITIONS MAKE**
14 **THE STREETSCAPE ELEMENTS DIFFICULT TO IMPLEMENT,**
15 **DEVELOPMENT SHALL MAKE EVERY EFFORT TO MEET**
16 **THESE STREETSCAPE STANDARDS IN FULL.**

17 **i. IF REQUIRED STREETSCAPE ELEMENTS CANNOT BE**
18 **PROVIDED WITHIN THE STREET RIGHT-OF-WAY DUE**
19 **TO RIGHT-OF-WAY CONSTRAINTS, THE ELEMENTS**
20 **SHALL BE PROVIDED PARTIALLY ON THE**
21 **DEVELOPMENT SITE BETWEEN THE BUILDING**
22 **FAÇADE AND THE RIGHT-OF-WAY.**

23 **ii. IF PROVISION OF ALL STREETSCAPE ELEMENTS IS**
24 **NOT POSSIBLE DUE TO RIGHT-OF-WAY CONSTRAINTS**
25 **AND THE LOCATION OF EXISTING BUILDINGS OR**
26 **INFRASTRUCTURE, THE PRIORITIES FOR**
27 **STREETSCAPE IMPROVEMENTS SHALL BE: (I)**
28 **SIDEWALKS, (II) STREETLIGHTS, (III) STREET TREES**

1 (IF SUFFICIENT ROOM IS NOT AVAILABLE FOR THE
2 SURVIVAL OF STREET TREES, SEASONAL DISPLAYS IN
3 ABOVE-GROUND PLANTER BOXES SHOULD BE
4 SUBSTITUTED) AND (IV) LANDSCAPE STRIPS.

5 iii. THE FINAL DETERMINATION OF REQUIRED
6 STREETScape ELEMENTS ON CONSTRAINED SITES
7 SHALL BE MADE BY THE PLANNING DIRECTOR.

8 f. SIDEWALKS.

9 i. FOR DEVELOPMENT ACTIVITY REQUIRING A
10 SUBDIVISION PLAN OR SITE PLAN, SIDEWALKS
11 SHALL BE INSTALLED ALONG STREETS WITHIN OR
12 ABUTTING THE DEVELOPMENT SITE. SIDEWALKS
13 MAY BE PLACED ALONG ONE OR BOTH SIDES OF
14 THE STREET AS DEEMED APPROPRIATE BY THE
15 COUNTY.

16 ii. SIDEWALKS SHALL ALSO BE PROVIDED TO CONNECT
17 BUILDING ENTRANCES AND PARKING AREAS WITH
18 THE SIDEWALKS ALONG THE STREETS.

19 iii. SIDEWALKS MAY BE LOCATED PARTIALLY WITHIN
20 THE STREET RIGHT-OF-WAY AND PARTIALLY
21 WITHIN THE FRONT SETBACK AREA OF THE
22 ABUTTING PROPERTY.

23 iv. WHERE SUFFICIENT RIGHT-OF-WAY IS AVAILABLE,
24 SIDEWALKS SHALL BE SEPARATED FROM STREETS
25 BY A LANDSCAPE STRIP TO ALLOW FOR STREET
26 TREES AND TO BUFFER PEDESTRIANS FROM
27 STREET TRAFFIC.

1 **g. STREET TREES. STREET TREES SHALL BE PROVIDED**
2 **ALONG ALL STREETS AT THE TIME OF DEVELOPMENT.**

3 **i. SPACING. AT LEAST ONE LARGE SHADE TREE SHALL**
4 **BE PLANTED PER 40 LINEAR FOOT OF FRONTAGE**
5 **ALONG ALL PUBLIC STREETS AND MAJOR PRIVATE**
6 **STREETS. STREET TREES MAY BE SPACED BETWEEN**
7 **35 AND 45 FEET APART ON CENTER.**

8 **ii. PLANTING STANDARDS. STREET TREES SHALL BE**
9 **PLANTED USING EITHER UNDERGROUND PLANTERS**
10 **WITH MINIMUM DIMENSIONS OF 6 FEET BY 8 FEET**
11 **AND STRUCTURAL SOIL AMENDMENTS; OR THE**
12 **PLANTING SITE SHALL BE PREPARED WITH A**
13 **MINIMUM OF 120 CUBIC FEET OF ROOTABLE SOIL**
14 **WITH STRUCTURAL SOIL AMENDMENTS.**

15 **h. STREETLIGHTS. PEDESTRIAN-SCALED, COUNTY-APPROVED**
16 **STREET LIGHTING FIXTURES SHALL BE INSTALLED ON**
17 **BOTH SIDES OF ALL STREETS AT NO MORE THAN 60-FOOT**
18 **INTERVALS MEASURED PARALLEL TO THE STREET. THE**
19 **DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF**
20 **STREETLIGHTS ONLY ON THE SIDE OF THE STREET BEING**
21 **DEVELOPED.**

22 **i. OTHER STREETScape ELEMENTS. ALL TYPES OF**
23 **STREETScape FURNITURE (INCLUDING BUT NOT LIMITED**
24 **TO BENCHES, BIKE RACKS, MOVABLE SEATING, GAME**
25 **TABLES, TRASH RECEPTACLES, AND PUBLIC MAILBOXES)**
26 **MAY BE CONSIDERED IN PUBLIC SPACES AND ALONG**
27 **STREETS WITH MIXED-USE, COMMERCIAL OR OFFICE**
28 **DEVELOPMENT. STREETS LIMITED TO RESIDENTIAL USES**

1 **SHOULD HAVE MORE LIMITED STREET FURNITURE SUCH**
2 **AS TRASH RECEPTACLES AND BENCHES.**

3 **j. CURB BUMP-OUTS AND BUS TURN-OUTS MAY BE**
4 **INCORPORATED INTO STREETScape DESIGN TO PROVIDE**
5 **PHYSICAL SEPARATIONS, TO MITIGATE THE VISUAL**
6 **IMPACT OF ON-STREET PARKING AREAS AND TO SERVE AS**
7 **ADDITIONAL TREE PLANTING AREAS OR LOCATIONS FOR**
8 **STREETScape AMENITIES.**

**Figure VI-7
Schedule of Zone Regulations: Town Center Core Mixed Use Zones
Charles County, Maryland**

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 ration 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 YARD (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	FRONT	Feet	Stories						
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 square feet	45	75	30	10	6	12	20		40	3			20%			
Townhouse 3.02.200		1,200 square feet			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 & 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 square feet									50	2-4			20%			
Inst./Util./Rec. 4.00.000	10,000 square feet		100	100		10	[20] 0	[40] 0	50	18	50	2-4		0.50	20%			
Service-oriented commercial 5.00.000	10,000 square feet		100	100		10	[20] 0	[40] 0	[50] 20	18	50	2-4		0.50	20%			
Commercial 6.00.000	10,000 square feet		100	100		10	[20] 0	[40] 0	[50] 20	18	50	2-4		0.50	20%			
Industrial 7.00.000	10,000 square feet		100	100		10	[20] 10	[40] 20	50	18	50	2-4		0.50	20%			
Core Employment/Residential (CER) 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 square feet	45	75	30	10	6	12	20		40	3			20%			

**Figure VI-7
Schedule of Zone Regulations: Town Center Core Mixed Use Zones
Charles County, Maryland
(Cont'd)**

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 ration 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 YARD (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	FRONT	Feet	Stories						
Core Employment/Residential (CER) Zone (Cont'd)																		
Townhouse 3.02.200		1,200 square feet			18	10	0	0	20		40	3	50 to 70		20%			
Garden apartment 3.03.100	2500 square feet		200	200	200	10	10	20	50		40	3			20%			
MIXED-USE BUILDING 8.01.000 & 8.02.000	10,000 SQUARE FEET		100	100		10	0	0	20	18	50	2-4		0.50	20%			
Inst./Util./Rec. 4.00.000	10,000 square feet		100	100		10	[20] 0	[40] 0	50	18	50	2-4		0.50	20%			
Service-oriented commercial 5.00.000	10,000 square feet		100	100		10	[20] 0	[40] 0	[50] 20	18	50	2-4		0.50	20%			
Commercial 6.00.000	10,000 square feet		100	100		10	[20] 0	[40] 0	50	18	50	2-4		0.50	20%			
Industrial 7.00.000	10,000 square feet		100	100		10	[20] 10	[40] 20	50	18	50	2-4		0.50	20%			
Core Mixed/Residential (CMR) Zone																		
Single-family detached 3.01.100	5,000 square feet		55	75	30	10	6	12	20		36	3	50 to 70					
Patio/court/atrium 3.01.300	3,000 square feet		45		30	10	6	12	20		36	3	50 to 70					
Duplex 3.02.100	6,000 square feet	3,000 square feet	45	75	30	10	6	12	20		36	3						
Townhouse 3.02.200		1,200 square feet			18	10	0	0	20		36	3	50 to 70					

**Figure VI-7
Schedule of Zone Regulations: Town Center Core Mixed Use Zones
Charles County, Maryland
(Cont'd)**

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 ration 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 YARD (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	FRONT	Feet	Stories						
Core Mixed/Residential (CMR) Zone (Cont'd)																		
Commercial apartment 3.03.400		1,000 square feet									36	3						
Inst./Util./Rec. 4.00.000	10,000 square feet		100	100		10	20	40	50		36	3		0.50				
Service-oriented commercial 5.00.000	10,000 square feet		100	100		10	20	40	50		36	3		0.50				
Commercial 6.00.000	10,000 square feet		100	100	10	10	20	40	50		36	3		0.50				
Industrial 7.00.000	10,000 square feet		100	100		10	20	40	50		36	3		0.50				

1 **§ 297-212. Minimum Standards for Special Exceptions and Uses Permitted with**
2 **Conditions.**

3

4 **3.02.200 Single-family attached residential: townhouse.**

5 This use is permitted with conditions in the PRD, MX, TOD, CER, CMR and CRR
6 Zones, subject to the requirements below. Where this use is shown and approved on a
7 master plan, general development plan or preliminary plan of subdivision, it is permitted
8 in the PUD and WPC Zones, subject to the following requirements:

9

10 A. This use is permitted in the PRD and MX Zones subject to all applicable provisions
11 of Article VII, Planned Development Zones.

12

13 B. Landscaping. A landscaping plan and a schedule of [planning] **PLANTING** shall be
14 included with the site plan which satisfies the following requirement: Areas not
15 occupied by buildings, roads, parking areas, service areas or other required or
16 permitted uses, including open spaces and usable recreation areas, shall be landscaped
17 by lawns, trees, shrubs, gardens or other suitable ground cover.

18

19 C. Building requirements and relationship.

20

21 (1) Dwelling units per structure. There shall be no more than four units within a
22 townhouse building or structure when averaged throughout the entire
23 proposed development, but in no case more than six dwelling units shall be
24 contained in a townhouse structure. Deviations from this standard may be
25 approved by the County Commissioners as part of the Planned Development
26 Zone approval **OR IN THE CRR AND CER ZONES** upon the
27 demonstration by the applicant that the design is superior in achieving the
28 objectives and purposes of the zone.

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

(3) Distance to service areas. No dwelling structure shall be closer than 20 feet to any interior driveway or closer than 15 feet to any off-street parking area, excluding garages built into an individual dwelling unit.

(4) Rear yard access. All dwelling units shall be situated so as to provide adequate access to rear yards **EXCEPT IN THE CRR AND CER ZONES.**

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

(6) Side and rear walls shall be articulated with doors, windows, recesses, chimneys or other architectural treatments. All end walls shall have a minimum of two architectural features, and lots where end walls are

1 prominent (such as comer lots and lots visible from public spaces, streets or
2 because of topography or road curvature) shall have additional end wall
3 features in a balanced composition.
4

5 (7) Above-grade foundation walls shall be clad with finish materials compatible
6 with the primary facade materials. Finished stucco and stamped concrete may
7 be permitted and, if permitted, shall be of a color compatible with the primary
8 facade colors.
9

10 (8) At least 60% of the exterior of each building or structure shall consist of brick
11 or stone.
12

13 (9) The minimum gross living space, which shall include all interior space except
14 garages, unfinished basements or attic areas, shall, in no case, be less than
15 1,650 square feet per dwelling.
16

17 D. Requirements for dwelling units located on a public way.
18

19 (1) All lots within a development of this use shall, at a minimum, front on a
20 public way. A public way intended for pedestrian circulation shall have a
21 minimum width of five feet. Public ways intended for automobile parking and
22 circulation shall meet the requirements of Article XVI of this chapter.
23

24 (2) All public ways or other common facilities within a development of this use
25 shall be maintained by the property owners within the same development.
26

27 E. Site plan approval. Site **PLAN** approval shall be required for all developments of this
28 use and shall contain all of the elements required in Appendix A¹³.
29

1 **5.01.112 PERSONAL SERVICES**

2 **THIS USE IS PERMITTED WITH CONDITIONS IN THE CER ZONE,**
3 **PROVIDED THAT THIS USE IS LIMITED TO A MAXIMUM OF 20 PERCENT**
4 **OF THE FLOOR AREA OF A DEVELOPMENT.**

5

1

2 **§ 297-301. Road and sidewalk requirements in unsubdivided AND SUBDIVIDED**
3 **developments.**

4

5 A. Within unsubdivided developments, all private roads and accessways shall be
6 designed and constructed to facilitate the safe and convenient movement of motor
7 vehicle and pedestrian traffic.

8

9 B. Whenever a road in an unsubdivided development connects two or more
10 subcollector, collector or arterial streets in such a manner that any substantial
11 volume of through traffic is likely to make use of this road, such road shall be
12 constructed in accordance with the standards applicable to subdivision streets and
13 shall be dedicated. In other cases, when roads in unsubdivided developments
14 within the county are constructed in accordance with the specifications for
15 subdivision streets, the county may accept an offer of dedication of such streets.

16

17 C. In all unsubdivided residential development, sidewalks shall be provided linking
18 dwelling units with other dwelling units, the public street and on-site activity
19 centers, such as parking areas, laundry facilities and recreational areas and
20 facilities.

21

22 D. In all commercial and industrial [developments, sidewalks or marked
23 pedestrianways shall be provided linking parking areas and buildings, except
24 storage areas.] **SITE PLANS AND SUBDIVISIONS, SAFE AND**
25 **CONVENIENT PEDESTRIAN CIRCULATION SHALL BE PROVIDED**
26 **WITHIN AND BETWEEN SITES, INCLUDING:**

27 **(1) SIDEWALKS AND MARKED PEDESTRIANWAYS LINKING**
28 **THE PARKING AREAS, BUILDING ENTRANCES, AND**
29 **SIDEWALKS ALONG ADJACENT ROADS; AND**

1 **(2) DRIVEWAY AND PEDESTRIAN CONNECTIONS BETWEEN**
2 **ADJACENT COMMERCIAL SITES, WHENEVER FEASIBLE.**

3 **E. AN APPLICATION FOR SITE PLAN APPROVAL SHALL INSTALL**
4 **SIDEWALKS AND RELATED IMPROVEMENTS ALONG PUBLIC OR**
5 **PRIVATE ROADS, OR RESERVE EASEMENTS FOR SIDEWALKS, AS**
6 **SPECIFIED BELOW.**

7 **(1) FOR ANY SITE WITHIN AN ACTIVITY CENTER OR CORE**
8 **MIXED USE ZONE, SIDEWALKS, STREET TREES AND STREET**
9 **LIGHTS SHALL BE INSTALLED ALONG THE SIDE OF A**
10 **PUBLIC OR PRIVATE ROAD ABUTTING THE DEVELOPMENT,**
11 **OR ALONG BOTH SIDES OF A PUBLIC OR PRIVATE ROAD**
12 **WITHIN THE DEVELOPMENT, IF THE DEVELOPMENT MEETS**
13 **THE THRESHOLDS FOR STREETScape IMPROVEMENTS**
14 **ESTABLISHED BY § 297-96(M) FOR THE ACTIVITY CENTER**
15 **ZONES. FOR EXPANSION OF EXISTING USES, THESE**
16 **IMPROVEMENTS SHALL BE INSTALLED IF REQUIRED BY**
17 **THE ZONING OFFICER IN THE CORE MIXED USE ZONES.**

18 **(2) FOR COMMERCIAL, INDUSTRIAL OR MIXED USE**
19 **DEVELOPMENT IN OTHER ZONES, SIDEWALKS AND STREET**
20 **TREES SHALL BE INSTALLED ALONG THE SIDE OF PUBLIC**
21 **OR PRIVATE ROADS ABUTTING THE DEVELOPMENT UNLESS**
22 **THE ZONING OFFICER DETERMINES THAT THESE**
23 **IMPROVEMENTS ARE NOT DESIRABLE FOR PEDESTRIAN**
24 **SAFETY AND CONVENIENCE, AND ARE INCONSISTENT WITH**
25 **COUNTY PLANS FOR THE AREA. A LANDSCAPE STRIP SHALL**
26 **BE PROVIDED BETWEEN THE SIDEWALKS AND THE ROADS,**
27 **FOR PEDESTRIAN COMFORT AND SECURITY. WHERE A**
28 **SERVICE ROAD IS REQUIRED, THE SIDEWALKS MAY BE**
29 **PROVIDED ALONG THE SERVICE ROADS.**

1 [(E)](3) IN OTHER ZONES, [whenever] **WHENEVER** the Zoning
2 Officer finds that [a means of] pedestrian access is necessary from an
3 unsubdivided development to schools, parks, playgrounds or other roads
4 or facilities, and that such access is not conveniently provided by
5 sidewalks adjacent to the roads, the applicant may be required to reserve
6 an unobstructed easement of at least 10 feet to provide such access.

7 **(4) SIDEWALKS ALONG PUBLIC STREETS SHALL MEET THE**
8 **STANDARDS OF THE ROAD ORDINANCE AND ADOPTED**
9 **DESIGN GUIDELINES.**

10

11 F. The sidewalks and walkways required by this section shall be [at least four feet
12 wide and]:

13 **(1)** [Constructed] **CONSTRUCTED** according to the specifications set forth
14 in Appendix C⁶¹, except that the Zoning Administrator may permit the
15 installation of walkways constructed with other suitable materials when it
16 concludes that:

17 [(1)](a) Such walkways would serve the development as adequately as
18 concrete sidewalks; and

19 [(2)](b) Such walkways could be more environmentally desirable or
20 more in keeping with the overall design of the development.

21 **(2) AT LEAST FOUR FEET WIDE. WIDER SIDEWALKS OR**
22 **WALKWAYS MAY BE REQUIRED BASED UPON DESIGN**
23 **GUIDELINES ADOPTED BY THE COUNTY COMMISSIONERS**
24 **FOR THE PARTICULAR ZONE OR LAND USE.**

25 **G. THE PROPOSED RIGHT-OF-WAY OF PUBLIC ROADS ABUTTING OR**
26 **WITHIN THE SITE SHALL BE SHOWN ON SITE PLANS. REQUIRED**
27 **SETBACKS SHALL BE MEASURED FROM THE PROPOSED RIGHT-**
28 **OF-WAY. LANDSCAPING, PARKING AND OTHER REQUIRED**

1 **IMPROVEMENTS SHALL BE LOCATED OUTSIDE OF THE**
2 **PROPOSED RIGHT-OF-WAY.**

3

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

6

7

COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND

Wayne Cooper, President

Edith J. Patterson, Vice President

Reuben B. Collins, II

Samuel N. Graves, Jr.

Gary V. Hodge

ATTEST:

Denise Ferguson, Clerk