

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND
2010 Legislative Session

Legislative Day # 3

BILL NO. 2010-06

Introduced by: Charles County Commissioners

Date introduced: 2/9/2010

Public Hearing: 3/9/2010

Commissioners Action: 4/13/2010

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

Pass/Fail: Pass

Effective Date: 4/23/2010 12:01 a.m.

Remarks: _____

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2010 Legislative Session

Bill No. 2010-06

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 Planned Development 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 Planned
8 Development Zones.

9
10 BY adding:

11
12 Chapter 297- Zoning Ordinance
13 Article III, § 297-49, Word usage; definitions
14 *Code of Charles County, Maryland*
15 *(June, 2006)*

16
17 Chapter 297- Zoning Ordinance
18 Appendix I, Superior Design Criteria for Cluster Developments and Planned
19 Development Zones
20 *Code of Charles County, Maryland*

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(June, 2006)

BY repealing and re-enacting:

Chapter 297- Zoning Ordinance
Article VII, § 297-101, Objectives
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article VII, § 297-102, General Regulations
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article VII, § 297-103, Master Plans
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article VII, § 297-104, Approval
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article VII, § 297-105, Planned Residential Development (PRD) Zone
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance

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Article VII, § 297-106, Mixed Use (MX) Zone
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article VII, § 297-109, Design Guidelines and Requirements
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article VII, § 297-110, Transit-Oriented Development (TOD) Zone.
Code of Charles County, Maryland
(June, 2006)

BY repealing:

Chapter 297- Zoning Ordinance
Article V, § 297-75, Figure V-2, Residential Density Ranges
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article VIII, Development Guidance System
Code of Charles County, Maryland
(June, 2006)

BY repealing and adding with amendments:

Chapter 297- Zoning Ordinance
Article IV, § 297-63, Figure IV-1, Table of Permissible Uses

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Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article V, § 297-75, Residential Density
Code of Charles County, Maryland
(June, 2006)

Chapter 297- Zoning Ordinance
Article V, § 297-75, Figure V-1, Maximum Residential Densities
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
Appendix A, Information Required with Applications for Master Plans, General
Development Plans and Site Plans
Code of Charles County, Maryland
(June, 2006)

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

4
5 **§ 297-49. Word usage; definitions**

6
7 E. Definitions

8
9 FLOOR AREA RATIO – The quotient determined by dividing the gross floor area of all
10 buildings on a lot by the total area of that lot. **FOR THE PURPOSE OF**
11 **CALCULATING FLOOR AREA RATIO, THE FLOOR AREA OF A PARKING**
12 **GARAGE STRUCTURE (ATTACHED, INTEGRATED, OR DETACHED) SHALL**
13 **NOT BE INCLUDED IN THE GROSS FLOOR AREA OF OCCUPIED**
14 **BUILDINGS.**

15
16 **GROSS TRACT – A CONTIGUOUS ASSEMBLY OF ONE OR MORE LOTS,**
17 **FOR THE PURPOSE OF FILING AN APPLICATION FOR DEVELOPMENT.**

18
19 **USABLE OPEN SPACE – OPEN SPACE DESIGNED FOR ACTIVE AND**
20 **PASSIVE HUMAN ACTIVITIES SUCH AS RELAXATION, RECREATION AND**
21 **SOCIAL ACTIVITY. USABLE OPEN SPACES MAY INCLUDE, BUT ARE NOT**
22 **LIMITED TO THE FOLLOWING:**

- 23 A. **COMMUNITY PUBLIC OPEN SPACES;**
24 B. **LAND DEDICATED FOR COUNTY PARKS, PLAZAS, OR**
25 **SQUARES;**
26 C. **POCKET PARKS;**
27 D. **COURTYARDS;**
28 E. **PUBLIC USE GREEN ROOFS;**
29 F. **USABLE WATER BODIES; OR**
30 G. **PRESERVED WOODLANDS.**

1 USABLE OPEN SPACES SHALL NOT INCLUDE AREAS STATUTORILY
2 EXCLUDED FROM DEVELOPMENT SUCH AS JURISDICTIONAL
3 WETLANDS AND REQUIRED BUFFERYARDS.

4
5 SUPERIOR DESIGN - A DESIGN OF RESIDENTIAL OR MIXED USE
6 DEVELOPMENTS THAT CONTAIN A RESIDENTIAL COMPONENT THAT IS
7 DESIGNED AND CONSTRUCTED TO DEMONSTRATE OPTIMAL LAND
8 PLANNING WITH GREATER EFFICIENCY, ENVIRONMENTAL
9 SENSITIVITY, RESOURCE CONSERVATION, CONVENIENCE AND AMENITY
10 THAN REQUIRED UNDER THE BASE ZONE REGULATIONS (ARTICLE VI),
11 OR CLUSTER DEVELOPMENT (ARTICLE XIV) REGULATIONS,
12 WHICHEVER IS APPLICABLE. APPENDIX I SETS FORTH THE SPECIFIC
13 CRITERIA FOR SUPERIOR DESIGN.

14

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

Figure IV-1
Table of Permissible Uses

KEY:
 P = Permitted
 PC = Permitted with Conditions
 SE = Special Exception
 * = 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	MA	PMH	TOD	CER	CRR	CRM	
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	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	PC	PC	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	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																							
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																							
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																							
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture	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																							
1.01.450 Poultry houses, hog operations with 6 or more hogs	PC	SE																							
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	SE	SE		SE	SE			P	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
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			
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
1.03.120 Open-air product markets	PC	PC	PC	PC						P	P	P	P											P
1.03.200 Horticultural sales with outdoor display	SE	SE	SE								P	P	P											P
1.03.300 Livestock markets	SE	SE	SE													PC								
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											
1.05.200 On-premise sales permitted	P	SE	SE	SE						P	P	P	P											
1.06.000 Kennel, commercial	PC	SE	SE							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											
2.02.000 Seafood processing																								
2.02.100 Seafood processing and seafood operations with products raised or harvested off-site											PC	PC	PC											
2.02.200 Seafood processing and seafood operations with products raised on the premises	PC	PC	PC																					
2.03.000 Marine terminal																								
2.04.000 Commercial fishing	P	P	P		P								SE											
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	P	P	P											
3.01.200 Lot line																								
3.01.300 Patio/Court/Atrium																								
3.01.400 Class A manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	P											
3.01.500 Class B manufactured home	P	P	SE	SE	SE	SE																		
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														
3.01.800 Single Room Occupancy Units																								
3.02.000 Single-family attached																								

Zoning

Uses/Description

Uses/Description	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
3.02.100 Duplex					P	PC	PC	PC								PC	PC	PC	PC	PC	PC	PC	PC	PC
3.02.200 Townhouse						PC	PC	PC								PC	PC	PC	PC	PC	PC	PC	PC	PC
3.02.300 Multiplex						PC	PC	PC								PC	PC	PC	PC	PC	PC	PC	PC	PC
3.03.000 Multi-family																								
3.03.100 Garden apartment						PC	PC	PC								PC	PC	PC	PC	PC	PC	PC	PC	PC
3.03.200 Mid-rise						PC	PC	PC								PC	PC	PC	PC	PC	PC	PC	PC	PC
3.03.300 Hi-rise																SE	SE	SE	SE	SE	SE	SE	SE	SE
3.03.400 Commercial apartment									P	P	P	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	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	SE	SE	SE	SE	SE	SE	SE	SE	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	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	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	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	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	SE	SE	SE	SE	SE	SE	SE	SE
3.04.500 Retirement housing complex												SE												
3.05.000 Miscellaneous rooms for rent situations																								
3.05.100 Rooming houses, boarding houses rented by the month	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
3.05.200 Bed and breakfast, tourist homes	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
3.05.400 Country Inn	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
3.06.000 Shelters, permanent	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
3.07.000 Migrant workers housing	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
4.00.000 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	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4.01.120 Trade or vocational schools																								

Zones

Uses/Description	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
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
4.01.300 Private libraries, museums, art centers, and similar uses (including those associated education and instructional activities)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P
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	SE	SE	SE	SE	SE	SE	SE	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	SE	SE	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	SE	SE	SE	SE	P	SE	P	P	P	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, billiard and pool halls, indoor athletic									SE	P	P	P	P	*	PC			P	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	P
4.02.122 Seating capacity up to 1000																		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					
4.02.140 Off-track betting facilities																		SE	SE					SE
4.02.200 Activity conducted primarily outside enclosed buildings or structures																		SE	SE					SE
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	SE	P	P	P	P	0			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	P	P	P	P	P	P	P	P	P								P		P	P	P	P	P	P

Uses/Description	Zonics																								
	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	
development																									
4.02.230 Recreation vehicle parks	SE	SE																							
4.02.240 Campgrounds and camps	SE	SE	SE								PC														
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																						
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		SE					
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			
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			
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
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
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
4.05.120 Regional										P	P	P	P	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	SE	SE			
4.05.320 Helistops	SE	SE		SE	SE					SE	SE	SE	SE	0	PC	PC		PC	PC	PC	PC	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
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	SE	SE	SE	SE	SE	SE	SE	SE	SE	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
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

Uses/Description	Zones																								
	AC	RC	RC(D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BF	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CRM	
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	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	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4.07.200 Satellite dishes	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
4.08.000 Cemeteries and crematoriums																									
4.08.100 Cemeteries	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
4.08.110 Family burial sites	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
4.08.120 Other cemeteries	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
4.08.200 Crematoriums	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
4.09.000 Transportation																									
4.09.100 Bus stations, train stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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.)																									
5.01.112 Personal services (see definition)																									
5.01.113 Dry cleaning/laundry and laundromats																									
5.01.114 Banks and financial institutions																									
5.01.115 Business services																									
5.01.116 Office or clinics of physicians, dentist, and chiropractors																									
5.02.000 Operations conducted within and/or outside fully enclosed building																									
5.02.100 Construction services and supplies																									
5.02.200 Retail concrete mixing																									
5.02.300 Funeral homes	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
5.02.400 Veterinarians and veterinary hospitals	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
5.02.500 Nursery schools and day care centers with more than 30 children	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
6.00.000 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)																									
6.01.112 Specialty shops (see definition)																									
6.01.113 Antique shops, art galleries	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
6.01.120 Building floor area > 15,000 sq. ft.																									

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	
6.01.121 Shoppers merchandise stores (see definition)											P	SE						P	P						
6.01.122 Specialty shops (see definition)											P	SE						P	P						
6.01.123 Antique shops, art galleries											P	P	SE					P	P						
6.01.130 General merchandise (see definition)	SE	SE	SE								P	P	SE					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	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	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 public road											SE	SE	SE					SE	SE			SE			
6.02.320 Part of a shopping center with no direct access to a public road											P	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																									
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					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						
6.03.322 All other										SE	PC	PC	PC					PC	PC						PC
6.03.330 Car wash										PC	PC	PC	PC					PC	PC						
6.03.400 Motor vehicle painting and body work											PC	PC	PC					PC	PC						
6.03.500 Automotive parks																									
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	P

Zones

Use/Description	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
7.01.120 Buildings >10,000 sq. ft. per parcel													SE	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						
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		SE			P			
7.01.260 Fertilizer mixing plants	SE																							
7.01.270 Brick or block manufacturing	SE	SE																						
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																								
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																								
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: (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)																								
7.02.400 Parking of Motor Vehicles (Trucks)																								
7.02.410 Parking of one motor vehicle >	PC	PC	PC	PC	SE																			

Uses/Description	Zones																								
	AC	RC	RC(D)	RR	RV	RL	ARM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	FEP	MX	PMH	TOD	CER	CRR	CRM	
15,000 pounds gross vehicle weight																									
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	
7.04.200 With processing or manufacturing of materials											SE				P	P		P	P				SE	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	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	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	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																			P	P				P	P
8.02.000 MIXED-USE BUILDING, RESIDENTIAL																			P	P				P	P

1 § 297-75. Residential Density.

2
3 A. Subject to Subsections B, C and D **OF THIS SECTION**, every lot developed for
4 residential purposes shall have the number of square feet per dwelling unit indicated
5 in the Schedule of Zone Regulations tables in [Article] **ARTICLES VI AND VII**. In
6 determining the number of dwelling units permissible on a tract of land, the base
7 densities established in Figure V-1 shall be used. When calculating the number of
8 dwelling units for a tract of land, fractions of a dwelling unit shall be rounded to the
9 nearest whole number. The established residential densities work in combination with
10 minimum lot sizes to limit the number of units that can be located on a given
11 property. As a result, it may not always be feasible to achieve the permitted density
12 on a given property through conventional subdivision of minimum sized lots. In many
13 cases, the development must meet clustering standards to achieve the established
14 density. In some cases, the physical constraints of the parcel will require that a tighter
15 clustering of dwellings through a mixed residential cluster or a planned development
16 floating zone be used to achieve the permitted density.

17 B. On lots containing 12,000 square feet or less, two-family conversions in primary
18 residences with an accessory shall be allowed only on lots containing 50% more than
19 the minimum square footage required for one dwelling unit in the zone.

20 C. Bonus densities over the base densities shall be permitted as set forth in **ARTICLE**
21 **VII, PLANNED DEVELOPMENT ZONE REGULATIONS**; [Article VIII,
22 Development Guidance System] Article XIV, Cluster Development; and, Article XV,
23 Moderately Priced Dwellings. Figure V-1 illustrates how this range of densities may
24 be reached through the various degrees of performance. [Figure V-2 illustrates the
25 range of densities that can be achieved through density bonuses applied to the base
26 zone and by the application of a planned development zone.]

27 D. An accessory apartment shall not constitute a dwelling unit for purposes of density
28 calculations.

29

1 § 297-75, Figure V-1, Maximum Residential Densities.

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

Residential Zones	Type of Development	Base Density	With Affordable Housing Bonus	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
Agricultural Conservation (AC)	Conventional	0.33	0.40	--	--
	Cluster	0.33	0.40	--	--
Rural Conservation (RC)	Conventional	0.33	0.40	--	--
	Cluster	0.33	0.40	--	--
Rural Conservation Deferred RC(D) ²	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	--	--
Low-Density Residential (RL)	W/ Central Water or Sewer	3.00	3.40		
	APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	3.00	3.66	6.00	6.66
Medium-Density Residential (RM)	Conventional	1.00	1.22	--	--
	Cluster	1.00	1.22	3.00	3.22
High-Density Residential (RH)	APPLICATION OF A PLANNED DEVELOPMENT - PRD [TOD Zone]	1.75	1.97	[3.50] 4.59	[3.72] 4.81
	Conventional	[1.75]	[1.97]	[3.50]	[3.72]
Core Employment/Residential (CER)	Conventional	3.00	3.66	--	--
	Cluster	3.00	3.66	4.00	4.66
Core Retail/Residential (CRR)	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] 8.00	[10.66] 8.66
Core Mixed Residential (CMR)	APPLICATION OF A PLANNED DEVELOPMENT - TOD Zone	4.00	4.66	[8.00] 10.00	[8.66] 10.66
	Conventional	5.00	6.10	--	--
CENTRAL BUSINESS (CB), COMMUNITY COMMERCIAL (CC), BUSINESS PARK (BP),	Cluster	5.00	6.10	6.00	7.10
	Application of a Planned Development - PRD Zone	5.00	6.10	12.00	13.10
COMMERCIAL VILLAGE (CV)	Application of a Planned Development - MX Zone	5.00	6.10	19.00	20.10
	APPLICATION OF A PLANNED DEVELOPMENT - PMH Zone	5.00	6.10	10.00	11.10
LIGHT INDUSTRIAL (IG), HEAVY INDUSTRIAL (IH)	APPLICATION OF A PLANNED DEVELOPMENT - TOD Zone	15.00	16.10	27.50	28.60
	Conventional	2.00	-	15.00 ³	15.00 ³
APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	Conventional	2.00	-	15.00 ³	15.00 ³
	Conventional	2.00	-	10.00 ³	10.00 ³
APPLICATION OF A PLANNED DEVELOPMENT - TOD ZONE	APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	5.00	6.10	19.00	20.10
	APPLICATION OF A PLANNED DEVELOPMENT - TOD ZONE	15.00	16.10	27.50	28.60
APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	3.00	3.66	6.00	6.66
	APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	5.00	6.10	19.00	20.10
APPLICATION OF A PLANNED DEVELOPMENT - TOD ZONE	APPLICATION OF A PLANNED DEVELOPMENT - TOD ZONE	15.00	16.10	27.50	28.60

Notes:

1. The County Commissioners may grant density bonuses as set forth in § 297-241. A MINIMUM OF 10% OF UNITS SHALL BE AFFORDABLE HOUSING TO QUALIFY FOR DENSITY BONUS.
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.
3. 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 2.0 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. 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.

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ARTICLE VII

PLANNED DEVELOPMENT ZONE REGULATIONS

§ 297-101. OBJECTIVES.

THE OBJECTIVES OF THE FOLLOWING ZONES, PLANNED RESIDENTIAL DEVELOPMENT (PRD), MIXED USE DEVELOPMENT (MX), PLANNED EMPLOYMENT AND INDUSTRIAL PARK (PEP), TRANSIT ORIENTED DEVELOPMENT (TOD) AND PLANNED MANUFACTURED HOME PARK (PMH), ARE

A. TO ENCOURAGE INNOVATIVE AND CREATIVE DESIGN OF RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT; AND

B. TO PROVIDE A BROAD RANGE OF HOUSING AND ECONOMIC OPPORTUNITIES TO PRESENT AND FUTURE RESIDENTS OF THE COUNTY CONSISTENT WITH THE CHARLES COUNTY COMPREHENSIVE PLAN.

THE PLANNED DEVELOPMENT PROCESS ESTABLISHES DENSITY AND INTENSITY OF USES WITH A MASTER PLAN.

§ 297-102. GENERAL REGULATIONS.

A. LOCATION. FIGURE VII-1 INDICATES THE APPROPRIATE LOCATIONS FOR EACH OF THE PLANNED DEVELOPMENT ZONES BASED ON THE OBJECTIVES OF THE COMPREHENSIVE PLAN AS REFERENCED IN EACH OF THE PURPOSE CLAUSES OF THE RESPECTIVE PLANNED

1 DEVELOPMENT ZONES. THE RECLASSIFICATION FROM THE BASE
2 ZONE TO THE RESPECTIVE PLANNED DEVELOPMENT ZONE, VIA THE
3 PROCESS ESTABLISHED IN THIS CHAPTER, REQUIRES THAT THE
4 APPLICATION COMPLY WITH THE PROVISIONS OF EACH PURPOSE
5 CLAUSE OF THE RESPECTIVE PLANNED DEVELOPMENT ZONE,
6 COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD AND
7 ALL OTHER STANDARDS SET FORTH IN THE RESPECTIVE PLANNED
8 DEVELOPMENT ZONE AND THIS CHAPTER.

9
10 **B. PERMITTED USES. ALL USES PERMITTED IN THESE ZONES SHALL**
11 **CONFORM TO THE USES PERMITTED IN THE TABLE OF PERMISSIBLE**
12 **USES (FIGURE IV-1).¹⁸ APPROVAL OF A PLANNED DEVELOPMENT**
13 **ZONE SHALL NOT EXEMPT PROPERTY FROM COMPLIANCE WITH**
14 **ALL OTHER REQUIREMENTS OF THIS CHAPTER.**

15
16 **C. PROCEDURES.**

17
18 **(1) MASTER PLAN REVIEW REQUIRED. THE PURPOSE OF A**
19 **MASTER PLAN IS TO:**

20
21 **(a) ASSURE DETAILED COMPLIANCE WITH THE APPLICABLE**
22 **PROVISIONS OF THE CHAPTER;**

23
24 **(b) TO PROVIDE THE PLANNING STAFF, THE PLANNING**
25 **COMMISSION, AND THE COUNTY COMMISSIONERS WITH**
26 **THE NECESSARY INFORMATION TO FULLY EVALUATE THE**
27 **PROPOSED DEVELOPMENT;**

28

¹⁸ Editor's Note: See §297-63

1 (c) TO DETERMINE DENSITY AND INTENSITY OF USES;
2 IMPACTS TO PUBLIC FACILITIES; AND

3
4 (d) TO DETERMINE ANY MITIGATION DEEMED NECESSARY TO
5 ADDRESS THESE IMPACTS.

6
7 (2) SUBMISSION REQUIREMENTS FOR PLANNED DEVELOPMENT
8 ZONES. A PLANNED DEVELOPMENT ZONE APPLICATION AND
9 MASTER PLAN SHALL BE COMPLETED AND FILED WITH THE
10 PLANNING DIVISION, ALONG WITH APPROPRIATE FEES AND
11 SUPPORTING DATA AND ANALYSIS.

12
13 (a) UPON RECEIPT OF THE APPLICATION AND MASTER PLAN,
14 THE PLANNING DIVISION WILL CONDUCT A REVIEW FOR
15 COMPLETENESS AND SOLICIT COMMENTS FROM OTHER
16 DEPARTMENTS, AGENCIES AND ANY OFFICIALS DEEMED
17 APPROPRIATE TO DETERMINE IF THE SELECTED CRITERIA
18 CAN BE MET. INCOMPLETE APPLICATIONS WILL BE
19 RETURNED WITH COMMENTS WITHIN 30 DAYS OF
20 SUBMISSION.

21
22 (b) FOLLOWING A COMPLETE SUBMISSION, THE PLANNING
23 DIVISION WILL REVIEW THE APPLICATION AND THE
24 MASTER PLAN AND PROVIDE COMMENTS TO THE
25 APPLICANT.

26
27 (c) AFTER REVISING THE MASTER PLAN AND OTHER
28 SUPPORTING INFORMATION BASED ON THE INITIAL
29 REVIEW, THE APPLICANT MAY RESUBMIT A REVISED
30 APPLICATION AND MASTER PLAN.

1 (d) THE PLANNING COMMISSION WILL HOLD A PUBLIC
2 MEETING ON ALL SUBMISSIONS WHICH SHALL INCLUDE
3 THE FOLLOWING:

4
5 [1] INTRODUCTION BY STAFF;

6
7 [2] PRESENTATION BY THE APPLICANT;

8
9 [3] STAFF REVIEW, COMMENTS, AND RECOMMENDATION;
10 AND

11 [4] PUBLIC TESTIMONY.
12

13
14 (e) THE PLANNING COMMISSION WILL FORWARD ITS REPORT
15 AND RECOMMENDATIONS TO THE COUNTY
16 COMMISSIONERS.

17
18 (3) PUBLIC HEARING. THE COUNTY COMMISSIONERS WILL HOLD
19 A PUBLIC HEARING ON THE RECLASSIFICATION FROM THE
20 BASE ZONE TO THE REQUESTED PLANNED DEVELOPMENT
21 ZONE FOR THE PROPOSED DEVELOPMENT PROJECT, WHICH
22 INCLUDES:

23
24 (a) STAFF REVIEW, COMMENTS, AND RECOMMENDATION;

25
26 (b) PRESENTATION BY THE APPLICANT;

27
28 (c) PLANNING COMMISSION REVIEW, COMMENTS, AND
29 RECOMMENDATION; AND
30

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(d) PUBLIC TESTIMONY.

(4) FINAL DECISION. FOLLOWING THE PUBLIC HEARING AND IN ACCORDANCE WITH § 297-104 OF THIS ARTICLE, THE COUNTY COMMISSIONERS WILL MAKE THE FINAL DECISION AS TO WHETHER THE RECLASSIFICATION SHOULD BE GRANTED AND THE REQUESTED DENSITY OR INTENSITY PERMITTED. THE COUNTY COMMISSIONERS MAY ADD CONDITIONS TO THE ZONING APPROVAL.

**FIGURE VII-1
LOCATION OF
PLANNED DEVELOPMENT ZONES**

BASE ZONE	PLANNED DEVELOPMENT ZONES				
	PRD	MX	PEP	PMH	TOD
AC			P		
RC			P		
RR			P		
RV		P	P		
RL	P		P		
RM	P	P	P	P	P
RH	P	P	P	P	P
RO					
CN			P		
CC		P	P		P
CB		P	P		P
CV		P	P		
BP		P	P		P
IG		P	P		P
IH		P	P		P
CER					
CRR					
CMR					

NOTES:

1. A BLANK INDICATES THAT PLANNED DEVELOPMENT IS NOT ALLOWED IN THE BASE ZONE.
2. P=PERMITTED

1 §297-103. MASTER PLAN.

2
3 A. ANY APPLICATION FOR THE DESIGNATION TO A PLANNED
4 DEVELOPMENT ZONE SHALL BE ACCOMPANIED BY A PROPOSED
5 MASTER PLAN WHICH CONTAINS ALL OF THE INFORMATION
6 REQUIRED IN APPENDIX A¹⁹. THE PROPOSED MASTER PLAN
7 SHALL ALSO INCLUDE ANY INFORMATION NECESSARY TO
8 EVALUATE THE PROPOSAL, INCLUDING BUT NOT LIMITED TO
9 THE FOLLOWING:

- 10
11 (1) SCHEDULE AND PHASING WITH APPROXIMATE OR
12 ESTIMATED DATES FOR BEGINNING AND COMPLETION OF
13 EACH PHASE OF CONSTRUCTION AND PROPOSED MARKET
14 ABSORPTION.
- 15
16 (2) ARCHITECTURAL ELEVATION SKETCHES OF TYPICAL
17 PROPOSED STRUCTURES, TYPICAL RECREATION AREAS,
18 TYPICAL LANDSCAPING AND SCREENING AREAS AND
19 TYPICAL DEVELOPMENT BLOCKS.
- 20
21 (3) A REPORT SHOWING THE FISCAL IMPACT OF THE
22 PROPOSED DEVELOPMENT ON THE COUNTY.
- 23
24 (4) A STATEMENT SHOWING THE RELATIONSHIP OF THE
25 PROPOSED DEVELOPMENT TO THE COMPREHENSIVE PLAN.
- 26
27 (5) A GENERALIZED IMPACT MITIGATION REPORT GIVING A
28 PRELIMINARY ANALYSIS OF THE IMPACT OF THE
29 PROPOSAL ON PUBLIC FACILITIES SUCH AS ROADS,
30 SCHOOLS, WATER, SEWER, FIRE, POLICE SERVICES AND

1 **PARKS AND ANY MEASURES PROPOSED TO ADEQUATELY**
2 **MITIGATE FOR THESE IMPACTS OR PROVIDE FOR AN**
3 **ACCEPTABLE LEVEL OF SERVICES.**

4
5 **(6) A STATEMENT OF PROPOSED DENSITY (RESIDENTIAL UNITS)**
6 **AND/OR INTENSITY (NON-RESIDENTIAL SQUARE FEET), AS**
7 **REQUESTED, FOR THE PROJECT. THIS STATEMENT SHALL**
8 **INCLUDE A WRITTEN DESCRIPTION OF THE GENERAL USES**
9 **DESIRED; RATIOS OF PROPOSED USES; TYPE OF**
10 **RESIDENTIAL UNITS PROPOSED AND PROPORTIONAL MIX**
11 **OF DWELLING UNITS BY TYPE; AND TYPE OF NON-**
12 **RESIDENTIAL STRUCTURES.**

13
14 **(7) A DESCRIPTION OF THE SURROUNDING AREA OF THE**
15 **SUBJECT PROPERTY THAT WILL BE AFFECTED BY THE**
16 **REQUESTED RECLASSIFICATION.**

17
18 **(8) AS PART OF THE MASTER PLAN, A GRAPHIC INDICATING**
19 **LOCATION OF DESIGNATED USES, GENERALIZED**
20 **BOUNDARIES AND APPROXIMATE SQUARE FOOTAGES OF**
21 **PROPOSED AREAS INTENDED FOR RESIDENTIAL,**
22 **EMPLOYMENT, INDUSTRIAL, INSTITUTIONAL/CIVIC,**
23 **TRANSIT, AND MAJOR OPEN SPACE. THE APPLICANT SHALL**
24 **REFER TO THE DESIGNATED USE CATEGORIES OF THE**
25 **REQUESTED ZONE.**

26
27 **(9) THE PROPOSED MAJOR CIRCULATION SYSTEM, INCLUDING**
28 **THE GENERAL LOCATION OF PROPOSED MAJOR ROADS**
29 **AND PEDESTRIAN PATHWAYS, POINTS OF ACCESS TO**

1 **EXISTING ROADS, AND EXISTING OR PROPOSED PUBLIC**
2 **TRANSIT FACILITIES ON THE PROPOSED GRAPHIC.**

3
4 **(10) A DESIGN AND DEVELOPMENT CODE WHICH CONFORMS TO**
5 **THE SITE DESIGN AND ARCHITECTURAL (SDA) GUIDELINES**
6 **OR OTHER GUIDELINES ADOPTED BY THE COUNTY**
7 **COMMISSIONERS AND APPROPRIATE FOR THE PARTICULAR**
8 **SITE.**

9
10 **(11) A STATEMENT WHICH EXPLAINS HOW APPLICABLE**
11 **SUPERIOR DESIGN CRITERIA, AS DEFINED IN APPENDIX I,**
12 **WILL BE MET, AS AGREED UPON BY THE COUNTY**
13 **COMMISSIONERS AND THE APPLICANT. THE REQUIRED**
14 **SUPERIOR DESIGN CRITERIA SHALL BE INCLUDED IN THE**
15 **CONDITIONS OF APPROVAL OF THE MASTER PLAN.**

16
17 **(12) AS AN ALTERNATIVE TO USING THE COUNTY'S SCHEDULE**
18 **OF ZONE REGULATIONS FOR THE PARTICULAR PLANNED**
19 **DEVELOPMENT ZONE, THE APPLICANT MAY PROPOSE A**
20 **SEPARATE DESIGN AND DEVELOPMENT CODE FOR THE**
21 **PROJECT. REFER TO § 297-109(C) OF THIS ARTICLE FOR**
22 **DETAILED REQUIREMENTS.**

23
24 **B. THE COUNTY COMMISSIONERS SHALL APPROVE THE MASTER**
25 **PLAN AT THE TIME OF APPROVAL OF THE PLANNED**
26 **DEVELOPMENT ZONE.**

27
28 **§ 297-104. APPROVAL.**

29
30 **A. IN ORDER TO APPROVE A PLANNED DEVELOPMENT ZONE, THE**

1 COUNTY COMMISSIONERS MUST FIND THAT THE PROPOSED
2 PROJECT, WITH ITS MASTER PLAN, IS SUFFICIENT TO ACHIEVE THE
3 PURPOSES OF THE ZONE REQUESTED, IS COMPATIBLE WITH THE
4 SURROUNDING AREA AND IS CONSISTENT WITH THE
5 COMPREHENSIVE PLAN. THE SPECIFIC MAXIMUM DENSITY IS
6 DETERMINED BY USE OF FIGURE V-1, MAXIMUM RESIDENTIAL
7 DENSITIES (DWELLING UNITS PER ACRE) IN ARTICLE V OF THIS
8 CHAPTER. INTENSITY (SQUARE FEET) FOR THE PROJECT SHALL BE
9 SPECIFIED IN THE APPLICATION AND IS TO BE APPROVED BY THE
10 COUNTY COMMISSIONERS IN THE GRANT OF ZONING APPROVAL
11 BASED ON THE MASTER PLAN. ONCE APPROVED BY THE COUNTY
12 COMMISSIONERS, THE MASTER PLAN DESIGN MAY BE AMENDED,
13 WITH APPROVAL OF THE COUNTY COMMISSIONERS, IF:

14
15 (1) THE PROJECT REMAINS IN CONFORMANCE WITH THE
16 CONDITIONS OF THE ZONING APPROVAL;

17
18 (2) IS IN SUBSTANTIAL CONFORMANCE WITH THE ORIGINAL
19 APPROVED MASTER PLAN; AND

20
21 (3) DOES NOT INCREASE THE NUMBER OF RESIDENTIAL
22 DEVELOPMENT UNITS OR SQUARE FOOTAGE OF NON-
23 RESIDENTIAL DEVELOPMENT.

24
25 B. THE APPROVAL OF A PLANNED DEVELOPMENT ZONE SHALL
26 ESTABLISH:

27
28 (1) THE PROPORTIONAL MIX OF DWELLING UNITS BY TYPE WHEN
29 RESIDENTIAL DEVELOPMENT IS ALLOWED.
30

1 (2) SPECIAL CONDITIONS TO BE SATISFIED DURING THE
2 DEVELOPMENT PROCESS, INCLUDING BUT NOT LIMITED TO
3 THE TIMING OF CONSTRUCTION, ON-SITE AND OFF-SITE
4 INFRASTRUCTURE IMPROVEMENTS, BUFFERING, TYPICAL
5 ARCHITECTURAL ELEVATIONS, DESIGN AND DEVELOPMENT
6 CODES, INFRASTRUCTURE PLANS, ENVIRONMENTAL
7 STANDARDS OR REQUIREMENTS AND FISCAL IMPACT
8 LIMITATIONS.

9
10 C. ANY RESIDENTIAL DENSITY GRANTED BY THE COUNTY
11 COMMISSIONERS GREATER THAN THE BASE ZONE DENSITY, IN
12 COMBINATION WITH THE AFFORDABLE HOUSING DENSITY BONUS
13 (PER FIGURE V-1 IN ARTICLE V OF THIS CHAPTER), MUST BE
14 ACHIEVED ONLY THROUGH THE TRANSFER OF DEVELOPMENT
15 RIGHTS AS SET FORTH IN ARTICLE XVII.

16
17 D. FOR ANY PROJECT TO BE BUILT IN PHASES, THE APPLICANT SHALL,
18 ONCE THE PROJECT IS APPROVED, PROVIDE A NARRATIVE WITH
19 THE CURRENT ACCOUNTING STATUS OF THE APPROVED PLANNED
20 DEVELOPMENT ZONE'S PROGRESS AT THE TIME OF EACH
21 PRELIMINARY PLAN AND/OR SITE PLAN APPLICATION. IN THIS
22 NARRATIVE, THE APPLICANT SHALL DEMONSTRATE THAT ALL
23 CRITERIA AND CONDITIONS FOR DEVELOPMENT ARE BEING
24 MONITORED. THE NARRATIVE SHALL ALSO INCLUDE:

25
26 (1) THE USES COMPLETED IN TERMS OF DENSITY (NUMBER OF
27 UNITS) AND/OR INTENSITY (SQUARE FEET);

28
29 (2) THE USES APPROVED BUT NOT COMPLETED;
30

1 (3) THE USES PROPOSED IN THE APPLICATION BEING SUBMITTED;
2 AND

3
4 (4) THE USES PLANNED IN THE FUTURE.

5
6 § 297-105. PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONE.

7
8 A. PURPOSE. IT IS THE PURPOSE OF THE PLANNED RESIDENTIAL
9 DEVELOPMENT (PRD) ZONE TO IMPLEMENT STANDARDS AND
10 RECOMMENDATIONS OF THE CHARLES COUNTY COMPREHENSIVE
11 PLAN BY PERMITTING UNIFIED RESIDENTIAL DEVELOPMENT
12 CONSISTENT WITH THE DENSITIES RECOMMENDED IN THE
13 COMPREHENSIVE PLAN. IT IS INTENDED THAT THIS ZONE PROVIDE
14 A MEANS OF REGULATING DEVELOPMENT WHICH CAN ACHIEVE
15 FLEXIBILITY OF DESIGN, THE INTEGRATION OF MUTUALLY
16 COMPATIBLE RESIDENTIAL USES, OPTIMUM LAND PLANNING WITH
17 GREATER EFFICIENCY, ENVIRONMENTAL SENSITIVITY,
18 CONVENIENCE AND AMENITY THAN THE PROCEDURES AND
19 REGULATIONS WOULD PERMIT AS A RIGHT UNDER THE BASE ZONES.
20 IN SO DOING, IT IS INTENDED THAT THIS ZONE BE UTILIZED TO
21 IMPLEMENT THE RECOMMENDATIONS AND OTHER PERTINENT
22 COUNTY POLICIES IN A MANNER CLOSELY COMPATIBLE WITH SAID
23 COUNTY PLANS AND POLICIES. ADDITIONAL PURPOSES OF THIS
24 ZONE ARE:

25
26 (1) TO ENSURE THAT ALL DEVELOPMENTS WILL POSITIVELY
27 CONTRIBUTE TO THE COUNTY'S HISTORIC AND CULTURAL
28 HERITAGE, AS REFLECTED IN THE COMPREHENSIVE PLAN, BY
29 PRESERVING HISTORIC STRUCTURES, SITES AND VISTAS.
30

1 (2) THAT DEVELOPMENT BE SO DESIGNED AND CONSTRUCTED AS
2 TO FACILITATE AND ENCOURAGE A MAXIMUM OF SOCIAL AND
3 COMMUNITY INTERACTION AND ACTIVITY AMONG THOSE
4 WHO LIVE AND WORK WITHIN AN AREA AND TO ENCOURAGE
5 THE CREATION OF A DISTINCTIVE VISUAL CHARACTER AND
6 IDENTITY FOR EACH DEVELOPMENT. IT IS INTENDED THAT
7 DEVELOPMENT IN THIS ZONE PRODUCE A BALANCED AND
8 COORDINATED MIXTURE OF RESIDENTIAL USES.

9
10 (3) TO PROVIDE AND ENCOURAGE A BROAD RANGE OF HOUSING
11 TYPES, COMPRISED OF OWNER AND RENTAL OCCUPANCY
12 UNITS, WITH SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER
13 STRUCTURAL TYPES.

14
15 (4) TO PRESERVE AND TAKE THE GREATEST POSSIBLE AESTHETIC
16 ADVANTAGE OF TREES AND TO ACHIEVE THIS OBJECTIVE
17 THROUGH MINIMAL GRADING NECESSARY FOR
18 CONSTRUCTION OF A DEVELOPMENT.

19
20 (5) TO ENCOURAGE AND PROVIDE FOR OPEN SPACE NOT ONLY
21 FOR USE AS BUFFERYARDS AND YARDS SURROUNDING
22 STRUCTURES AND RELATED WALKWAYS, BUT ALSO
23 CONVENIENTLY LOCATED WITH RESPECT TO AREAS OF
24 RESIDENTIAL AND COMMERCIAL CONCENTRATION SO AS TO
25 FUNCTION FOR THE GENERAL BENEFIT OF THE COMMUNITY
26 AND PUBLIC AT LARGE AS PLACES OF RELAXATION,
27 RECREATION AND SOCIAL ACTIVITY; AND, FURTHERMORE,
28 OPEN SPACE SHOULD BE SITUATED AS PART OF THE PLAN AND
29 DESIGN OF THE DEVELOPMENT SO AS TO ACHIEVE THE
30 PHYSICAL AND AESTHETIC INTEGRATION OF THE USES AND

1 **ZONE;**

2
3 **(3) IS CONSISTENT WITH THE COMPREHENSIVE PLAN; AND**

4
5 **(4) IS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.**

6
7 **C. THE REQUIRED MINIMUM AREA SHALL BE 20 ACRES.**

8
9 **D. THE MAXIMUM NUMBER OF DWELLING UNITS SUBMITTED IN THE**
10 **DEVELOPMENT SHALL BE DETERMINED USING THE GROSS TRACT**
11 **AREA OF THE PLANNED RESIDENTIAL DEVELOPMENT AND THE**
12 **DENSITY RANGES ESTABLISHED IN FIGURE V-1 (MAXIMUM**
13 **RESIDENTIAL DENSITIES) IN ARTICLE V. A MAXIMUM DENSITY**
14 **GREATER THAN THE BASE ZONE DENSITY, IN COMBINATION WITH**
15 **THE AFFORDABLE HOUSING DENSITY BONUS (PER FIGURE V-1 IN**
16 **ARTICLE V), SHALL ONLY BE ACHIEVED THROUGH THE PURCHASE**
17 **OF TRANSFERABLE DEVELOPMENT RIGHTS.**

18
19 **E. IN ADDITION TO THE BUFFERYARD REQUIREMENTS OF ARTICLE**
20 **XXIII, DWELLING UNITS LOCATED NEAR THE PERIPHERY OF A PRD**
21 **ZONE SHALL BE COMPATIBLE WITH NEIGHBORING AREAS AND**
22 **PROVIDE ADEQUATE TRANSITION IN DENSITY AND DWELLING UNIT**
23 **TYPE.**

FIGURE VII-2
 SCHEDULE OF ZONE REGULATIONS: PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONE

ABBREVIATIONS:

DU: DWELLING UNIT.

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	MINIMUM OPEN SPACE	MAXIMUM ISR
	AREA SQUARE FEET	SQUARE FEET PER DU	WIDTH (FEET)	DEPTH (FEET)	FRONTAGE (FEET)	FRONT	SIDE	TOTAL	REAR	FEET	STORIES			
AGRICULTURAL 1.00.000	3 ACRES	N/A	150	200	N/A	75	40	80	50	40	N/A	N/A	N/A	N/A
SINGLE-FAMILY DETACHED 3.01.100	6,000 SQUARE FEET	1,250- 1,650 ² FEET	55	75	30	20	8	20	20	36	3	50%	N/A	N/A
LOT LINE 3.01.200	3,000 SQUARE FEET	N/A	45	N/A	30	20	0 TO 6	15	15	36	3	60%	30%	0.30
PATIO/COURT/ATRIUM 3.01.300	3,000 SQUARE FEET	N/A	45	N/A	30	20	0 TO 6	15	15	36	3	60%	30%	0.30
DUPLEX 3.02.100	8,000 SQUARE FEET	4,000	50	100	30	30	15	40	20	36	3	N/A	35%	0.25
TOWNHOUSE 3.02.200	1,500 SQUARE FEET	1,250	18	N/A	18	15	0	0	20	36	3	60%	45%	0.35
MULTIPLY 3.02.300	10,000 SQUARE FEET	3,000	50	100	30	30	15	40	20	36	3	N/A	45%	0.35
GARDEN APARTMENTS 3.03.100	20,000 SQUARE FEET	5,000	400	400	400	100	100	200	100	40	3	N/A	55%	0.45
MID-RISE 3.03.200	20,000 SQUARE FEET	4,000	600	600	400	30	15	40	20	60	5	N/A	60%	0.40

**FIGURE VII-2
SCHEDULE OF ZONE REGULATIONS: PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONE (CONT'D)**

USES	MINIMUM LOT CRITERIA					MINIMUM YARD REQUIREMENTS (FEET)			MAXIMUM HEIGHT		LOT COVERAGE	MINIMUM OPEN SPACE	MAXIMUM ISR	
	AREA SQUARE FEET	SQUARE FEET PER DU	WIDTH (FEET)	DEPTH (FEET)	FRONTAGE (FEET)	FRONT	SIDE	TOTAL	REAR	FEET				STORIES
HIGH-RISE 3.03.300	20,000 SQUARE FEET	3,000	50	100	30	30	15	40	20	60	5'	N/A	70%	0.30
ALL OTHER PERMITTED USES	1 ACRE	N/A	100	150	75	N/A	40	80	50	50	3	N/A	N/A	0.70

NOTES:

1. MAY BE INCREASED AS PER § 297-210, ART. XIII.
2. BASED ON SQUARE FOOTAGE OF DEVELOPMENT PER § 297-212, Use # 3.01.100.

1 § 297-106. MIXED USE (MX) ZONE.

2
3 A. PURPOSE. IT IS THE PURPOSE OF THE MIXED USE (MX) ZONE TO
4 ESTABLISH STANDARDS FOR THE IMPLEMENTATION OF THE
5 COMPREHENSIVE PLAN FOR PLANNED PROJECTS WHICH WILL
6 SUCCESSFULLY INTEGRATE RESIDENTIAL, COMMERCIAL,
7 INDUSTRIAL AND INSTITUTIONAL USES INTO A MASTER-PLANNED
8 DEVELOPMENT. ADDITIONAL PURPOSES OF THIS ZONE ARE:

9
10 (1) TO PROVIDE A MORE FLEXIBLE APPROACH TO THE
11 COMPREHENSIVE DEVELOPMENT OF MASTER-PLANNED
12 PROJECTS IN TERMS OF USE MIX, DENSITY AND DESIGN AND
13 TO ENCOURAGE THE REDUCTION OF TRAVEL TIME BETWEEN
14 THE HOME AND THE WORKPLACE.

15
16 (2) TO IMPLEMENT THE COMPREHENSIVE PLAN AND OTHER
17 COUNTY PLANS AND POLICIES IN A MANNER AND TO A
18 DEGREE MORE CLOSELY COMPATIBLE WITH COUNTY PLANS
19 AND POLICIES THAN ARE POSSIBLE UNDER THE BASE ZONE.
20 WHERE APPLICABLE, A PROPOSED MX ZONE MUST
21 IMPLEMENT AND BE INTEGRATED WITH THE DETAILED
22 PROPOSALS FOR LAND USE, ROAD NETWORK,
23 INFRASTRUCTURE AND DESIGN ESTABLISHED IN SUB-AREA
24 PLANS, VISION PLANS AND DESIGN GUIDELINES ADOPTED BY
25 THE COUNTY COMMISSIONERS.

26
27 (3) TO ESTABLISH STANDARDS THROUGH WHICH THE LAND USE
28 OBJECTIVES AND RECOMMENDATIONS OF THE
29 COMPREHENSIVE PLAN CAN SERVE AS THE BASIS FOR
30 EVALUATING A MULTI-USE PROJECT PROPOSAL.

1 (4) IF PROJECT BOUNDARY IS LOCATED WITHIN ONE-QUARTER
2 MILE OF THE AREA INCLUDED IN THE DOWNTOWN WALDORF
3 VISION PLAN, THE PROJECT SHOULD INCLUDE DEVELOPMENT
4 THAT SUPPORTS THE PLANNING PRINCIPLES AND DESIGN
5 GOALS IN THE DOWNTOWN WALDORF VISION PLAN.
6

7 (5) TO ENSURE THAT THE DEVELOPMENT IS ARCHITECTURALLY
8 INTEGRATED BY REQUIRING AN INTERNAL POLICY
9 MECHANISM SUCH AS A DESIGN AND DEVELOPMENT CODE OR
10 AN ARCHITECTURAL REVIEW BOARD.
11

12 (6) TO PROMOTE THE TYPE OF DEVELOPMENT WHICH CORRECTS
13 ANY EXISTING ECOLOGICAL OR ENVIRONMENTAL
14 DEFICIENCY FOUND ON OR IN THE VICINITY OF A SUBJECT
15 PROPERTY.
16

17 (7) TO ENSURE THAT ALL DEVELOPMENTS WILL POSITIVELY
18 CONTRIBUTE TO THE COUNTY'S HISTORIC AND CULTURAL
19 HERITAGE, AS REFLECTED IN THE COMPREHENSIVE PLAN, BY
20 PRESERVING HISTORIC STRUCTURES, SITES AND VISTAS.
21

22 (8) TO PROVIDE FOR THE EXPANSION OR RELOCATION OF
23 EXISTING COUNTY BUSINESSES AND TO ENHANCE THE
24 COUNTY'S TOURISM INDUSTRY.
25

26 (9) TO MANAGE TRAFFIC CONGESTION BY PROVIDING FOR
27 MULTIPLE MODES OF TRANSPORTATION INCLUDING
28 PEDESTRIAN/BICYCLE FACILITIES AND TRANSIT SERVICE AND
29 BY PROVIDING AN ADEQUATE ROAD CIRCULATION SYSTEM TO
30 HELP DISTRIBUTE TRAFFIC.

- 1 (10) TO ENCOURAGE ACTIVITIES WHICH EXPAND THE
2 COUNTY'S SOLID WASTE AND RECYCLING PROGRAM.
3
- 4 (11) TO PROMOTE THE DEVELOPMENT OF AND LOCATION FOR
5 QUALIFIED "TARGET" INDUSTRIES AS DESIGNATED BY
6 THE COUNTY ECONOMIC DEVELOPMENT DEPARTMENT.
7
- 8 (12) TO ENCOURAGE THE ORDERLY, STAGED CONSTRUCTION
9 OF COMPREHENSIVELY PLANNED, MULTI-USE CENTERS AT
10 LOCATIONS RECOMMENDED IN THE COMPREHENSIVE
11 PLAN AND SUB-AREA PLANS.
12
- 13 (13) TO PROVIDE, WHERE APPROPRIATE, HIGHER-DENSITY
14 RESIDENTIAL USES INTEGRATED INTO THE OVERALL
15 MULTI-USE PROJECT.
16
- 17 (14) TO ENSURE INTERNAL COMPATIBILITY OF RESIDENTIAL
18 AND NONRESIDENTIAL USES BY PROVIDING SUPERIOR
19 DESIGN, AND TO SUCCESSFULLY INTEGRATE A MIXTURE OF
20 COMPLEMENTARY USES, INCLUDING RESIDENTIAL,
21 COMMERCIAL, RECREATIONAL, EMPLOYMENT, CIVIC AND
22 INSTITUTIONAL USES.
23
- 24 (15) TO ASSURE COMPATIBILITY OF THE PROPOSED USES WITH
25 SURROUNDING USES BY INCORPORATING HIGHER
26 STANDARDS OF LAND PLANNING AND SITE DESIGN THAN
27 COULD BE ACCOMPLISHED UNDER BASE ZONES.
28
- 29 (16) TO ALLOW FOR THE INTEGRATION OF DIFFERENT TYPES
30 OF USES WITHIN THE SAME AREA OR BUILDING IN A WAY

1 THAT ACHIEVES OVERALL HARMONY WITHIN THE
2 PROPOSED DEVELOPMENT AND PROMOTES A LIVELY,
3 DYNAMIC ENVIRONMENT.

4
5 (17) TO PROVIDE FOR OPEN SPACE SERVING THE FOLLOWING
6 FUNCTIONS:

7 (a) PLACES OF RELAXATION, RECREATION AND SOCIAL
8 ACTIVITY FOR THE COMMUNITY AND PUBLIC AT
9 LARGE;

10 (b) PARKS, PLAZAS AND SQUARES THAT PROVIDE
11 ATTRACTIVE LANDSCAPED AMENITIES; AND

12 (c) PROTECTION OF MATURE WOODLANDS AND
13 SENSITIVE ENVIRONMENTAL FEATURES;

14 OPEN SPACE SHOULD BE SITUATED AND DESIGNED TO
15 CONNECT AND INTEGRATE THE USES AND ACTIVITIES
16 WITHIN THE DEVELOPMENT. IN ADDITION, STRUCTURED
17 PARKING WITHIN MIXED-USE PLANNING IS ENCOURAGED
18 TO HELP ACHIEVE THE OPEN SPACE AND AMENITIES
19 OBJECTIVE OF THIS ZONE.

20
21 (18) TO ENCOURAGE AND PROVIDE FOR THE DEVELOPMENT OF
22 COMPREHENSIVE NON-VEHICULAR CIRCULATION
23 NETWORKS, SEPARATED FROM VEHICULAR ROADWAYS,
24 WHICH CONSTITUTE A SYSTEM OF LINKAGES AMONG
25 RESIDENTIAL AREAS, OPEN SPACES, RECREATIONAL
26 AREAS, COMMERCIAL AND INDUSTRIAL AREAS AND PUBLIC
27 FACILITIES;

28
29 (19) TO ENCOURAGE AND PROVIDE FOR EFFICIENT USE OF
30 ENERGY RESOURCES THROUGH SHARED FACILITIES,

1 ENERGY EFFICIENT DEVELOPMENT OR OTHER
2 ECONOMIES OF SCALE OR TECHNOLOGY.

3
4 (20) TO FOSTER PROSPEROUS AND VIABLE COMMUNITIES THAT
5 ARE OF A SUPERIOR DESIGN AND STRUCTURAL QUALITY
6 WHICH WILL RESULT IN PROPERTY VALUES THAT WILL BE
7 SUSTAINED OVER TIME.

8
9 B. COMPATIBILITY REQUIREMENTS. IN ADDITION TO THE
10 BUFFERYARD REQUIREMENTS OF ARTICLE XXIII, USES AND
11 STRUCTURES LOCATED NEAR THE PERIPHERY OF AN MX ZONE
12 SHALL BE COMPATIBLE WITH EXISTING AND PLANNED USES IN THE
13 SURROUNDING AREA ADJACENT TO THE GROSS TRACT BOUNDARY
14 AND PROVIDE ADEQUATE TRANSITION IN INTENSITY AND BUILDING
15 TYPE.

16
17 C. THE REQUIRED MINIMUM AREA SHALL BE 10 ACRES.

18
19 D. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE
20 PROJECT IS DETERMINED USING THE TOTAL OF THE GROSS TRACT
21 AREA AND THE DENSITY RANGES ESTABLISHED IN FIGURE V-1
22 (MAXIMUM RESIDENTIAL DENSITIES) IN ARTICLE V. A MAXIMUM
23 DENSITY GREATER THAN THE BASE ZONE DENSITY, IN
24 COMBINATION WITH THE AFFORDABLE HOUSING DENSITY BONUS
25 (PER FIGURE V-1 IN ARTICLE V), SHALL ONLY BE ACHIEVED
26 THROUGH THE PURCHASE OF TRANSFERABLE DEVELOPMENT
27 RIGHTS.

28
29 E. NON-RESIDENTIAL INTENSITY (SQUARE FEET) SHALL BE PROPOSED
30 IN CONJUNCTION WITH THE MASTER PLAN AND CONSIDERED WITH

1 THE GENERALIZED PUBLIC FACILITIES IMPACT MITIGATION
2 REPORT REQUIRED TO BE SUBMITTED WITH PLANNED
3 DEVELOPMENT REZONING APPLICATIONS. A MAXIMUM INTENSITY
4 SHALL BE ESTABLISHED ON THE GROSS TRACT AREA OF THE
5 ENTIRE MX ZONE AS PART OF THE MASTER PLAN APPROVAL. A
6 FLOOR AREA RATIO (FAR) MAY BE PROVIDED IN CONJUNCTION
7 WITH THE PROPOSED SQUARE FOOTAGE IN THE DESIGN AND
8 DEVELOPMENT CODE.

9
10 F. USE DISTRIBUTION. DEVELOPMENT WITHIN AN MX ZONE MAY
11 INCORPORATE RESIDENTIAL, COMMERCIAL RETAIL / OFFICE,
12 INSTITUTIONAL/CIVIC AND LOW-INTENSITY INDUSTRIAL USES (SEE
13 FIGURE IV-1, TABLE OF PERMISSIBLE USES, FOR A COMPREHENSIVE
14 LIST OF USES). PROJECTS SHALL BE APPROVED THROUGH THE
15 PLANNED DEVELOPMENT ZONE PROCESS IN ACCORDANCE WITH
16 THE CRITERIA SET FORTH BELOW:

17
18 REQUIRED PERCENTAGE MIX OF USES FOR RESIDENTIAL,
19 COMMERCIAL RETAIL / OFFICE, AND INSTITUTIONAL/CIVIC

20	21 USES	22 PERCENTAGE OF 23 DEVELOPMENT AS MEASURED IN SQUARE FEET
24	RESIDENTIAL	
25	MAXIMUM	65
26	MINIMUM	20
27		
28	COMMERCIAL, RETAIL *	
29	MAXIMUM	30
30	MINIMUM	10

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COMMERCIAL, OFFICE*	
MAXIMUM	30
MINIMUM	20
INSTITUTIONAL AND/OR CIVIC	
MAXIMUM	10
MINIMUM	5

***NOTE: LIGHT INDUSTRIAL EMPLOYMENT USES MAY BE SUBSTITUTED FOR COMMERCIAL OR OFFICE USES AS DESIRED.**

G. A MINIMUM OF 20 PERCENT OF THE GROSS TRACT AREA OF THE MX ZONE SHALL BE OPEN SPACE. A MINIMUM OF 10 PERCENT OF THE GROSS TRACT AREA SHALL BE USABLE OPEN SPACE. USABLE OPEN SPACE SHALL BE COUNTED AS PART OF THE REQUIRED MINIMUM OPEN SPACE. USABLE OPEN SPACE SHALL INCLUDE ON-SITE LANDSCAPED AREAS, COMMUNITY OPEN SPACE, AND/OR LAND DEDICATED FOR COUNTY PARKLAND, AND SHALL ALLOW FOR HUMAN ACTIVITIES OF RELAXATION, RECREATION AND SOCIAL ACTIVITY. USABLE OPEN SPACE SHALL NOT INCLUDE AREAS STATUTORILY EXCLUDED FROM DEVELOPMENT SUCH AS JURISDICTIONAL WETLANDS, FOREST STANDS AND BUFFERYARDS. THE DISTRIBUTION OF MAJOR OPEN SPACE AREAS, MAJOR STREAM CORRIDORS, PROPOSED COUNTY PARKS AND OTHER KEY FEATURES SHALL BE SHOWN ON THE MASTER PLAN GRAPHIC AND TYPICAL DESIGNS.

**FIGURE VII-3
SCHEDULE OF ZONE REGULATIONS: MIXED USE (MX) ZONE**

ABBREVIATIONS:
DU: DWELLING UNIT.

USES	MINIMUM LOT CRITERIA					MINIMUM YARD REQUIREMENTS (FEET)				MAXIMUM HEIGHT		LOT COVERAGE
	AREA	SQUARE FEET PER DU	WIDTH (FEET)	DEPTH (FEET)	FRONTAGE (FEET)	FRONT	SIDE	TOTAL	REAR	FEET	STORIES	
AGRICULTURAL 1.00.000	3 ACRES	N/A	150	200	N/A	75	40	80	50	40	3	N/A
MARINE 2.00.000	2 ACRES	N/A	150	200	N/A	75	40	80	50	40	3	N/A
SINGLE-FAMILY DETACHED 3.01.100	5,000 SQUARE FEET	1,250- 1,650 ²	55	75	30	10	6	12	20	40	3	50%
LOT LINE 3.01.200	3,000 SQUARE FEET	N/A	45	N/A	30	10	0 TO 6	12	15	40	3	60%
PATIO/COURT/ATRIUM 3.01.300	3,000 SQUARE FEET	N/A	45	N/A	30	10	0 TO 6	15	15	40	3	60%
DUPLEX 3.02.100	6,000 SQUARE FEET	4,000	50	100	30	10	6	12	20	36	3	N/A
TOWNHOUSE 3.02.200	N/A	1,250	18	N/A	18	10	0	0	20	40	3	60%
MULTIPLY 3.02.300	10,000 SQUARE FEET	3,000	50	100	30	10	6	12	20	36	3	N/A
GARDEN APARTMENTS 3.03.100	20,000 SQUARE FEET	5,000	200	200	200	10	0/10	0/10	50	40	3	N/A

**FIGURE VII-3
SCHEDULE OF ZONE REGULATIONS: MIXED USE (MX) ZONE (CONT'D)**

ABBREVIATIONS:
DU: DWELLING UNIT

USES	MINIMUM LOT CRITERIA						MINIMUM YARD REQUIREMENTS (FEET)				MAXIMUM HEIGHT		LOT COVERAGE
	AREA SQUARE FEET	SQUARE FEET PER DU	WIDTH (FEET)	DEPTH (FEET)	FRONTAGE (FEET)	FRONT	SIDE	TOTAL	REAR	FEET	STORIES		
MID-RISE 3.03.200	20,000 SQUARE FEET	4,000	150	150	150	10	0/10	0/10	50	60	4	N/A	
HIGH-RISE 3.03.300	20,000 SQUARE FEET	3,000	300	300	200	10	0/10	0/10	50	60	5'	N/A	
COMMERCIAL APARTMENT 3.03.400	N/A	1,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MIXED-USE BUILDING 8.01.000 & 8.02.000	20,000 SQUARE FEET	N/A	100	100	N/A	10	0/10	0/10	25	60	5'	N/A	
INSTITUTIONAL/UTILITIES/ RECREATION 4.00.000	20,000 SQUARE FEET	N/A	100	100	N/A	10	0/10	0/10	25	40	5	N/A	
SERVICE-ORIENTED COMMERCIAL 5.00.000	20,000 SQUARE FEET	N/A	100	100	N/A	10	0/10	0/10	25	60	5'	N/A	
COMMERCIAL 6.00.000	20,000 SQUARE FEET	N/A	100	100	N/A	10	0/10	0/10	25	60	5	N/A	
INDUSTRIAL 7.00.000	3 ACRES	N/A	100	100	N/A	75	40	80	50	60	5	N/A	

NOTES:
1. MAY BE INCREASED AS PER § 297-210, ART. XIII
2. BASED ON PERCENTAGE OF DEVELOPMENT PER § 297-212, 3.01.100

1 § 297-109. DESIGN GUIDELINES AND REQUIREMENTS.

2
3 A. THE CHARLES COUNTY PLANNING DIVISION STAFF ARE
4 AUTHORIZED TO DEVELOP AND RECOMMEND FOR APPROVAL BY
5 THE COUNTY COMMISSIONERS THE MASTER PLAN DESIGN AND
6 DEVELOPMENT CODE TO GUIDE THE IMPLEMENTATION OF THIS
7 ARTICLE AND THE APPROVAL OF DEVELOPMENT IN THE PRD, MX,
8 PUD, TOD, PEP AND WPC ZONES. THE DESIGN AND DEVELOPMENT
9 CODE SHALL CONFORM TO APPROPRIATE PLANNING PRINCIPLES
10 AND TO THE PURPOSES STATED FOR THE SPECIFIC ZONE.

11
12 B. REQUIRED MASTER PLAN DESIGN AND DEVELOPMENT CODE.
13 APPLICANTS FOR PLANNED DEVELOPMENT ZONES MUST SUBMIT A
14 DESIGN AND DEVELOPMENT CODE TO SET STANDARDS FOR LAYOUT
15 AND DESIGN. THE DESIGN AND DEVELOPMENT CODE SHALL BE
16 SUBMITTED WITH THE APPLICATION FOR MASTER PLAN FOR
17 DEVELOPMENT WITHIN A PLANNED DEVELOPMENT ZONE. THE
18 DESIGN AND DEVELOPMENT CODE SHALL INCLUDE THE
19 FOLLOWING: THE OVERALL PLANNED DEVELOPMENT DESIGN
20 CONCEPT; STANDARDS FOR STREET, BLOCK AND LOT LAYOUTS;
21 STREETScape DESIGN STANDARDS; BUILDING AND LOT DESIGN AND
22 DEVELOPMENT STANDARDS; LANDSCAPE STANDARDS FOR PUBLIC
23 AND PRIVATE SPACES; AND ARCHITECTURAL DESIGN STANDARDS.
24 THE APPLICANT SHALL SUBMIT EITHER 1) A DESIGN AND
25 DEVELOPMENT CODE THAT IS IN CONFORMANCE WITH THE
26 ZONING ORDINANCE SCHEDULE OF ZONE REGULATIONS AND
27 EITHER THE SDA GUIDELINES OR DESIGN GUIDELINES ADOPTED BY
28 THE COUNTY COMMISSIONERS FOR A SPECIFIC AREA OF THE

1 COUNTY, WHICHEVER IS APPLICABLE; OR 2) AN ALTERNATIVE
2 DESIGN AND DEVELOPMENT CODE AS SET FORTH IN SUBSECTION C
3 BELOW. AN APPLICANT'S DESIGN AND DEVELOPMENT CODE SHALL
4 BE REVIEWED AND APPROVED UNDER THE PROCEDURES IN
5 SUBSECTION E BELOW.

6
7 C. ALTERNATIVE DESIGN AND DEVELOPMENT CODE. AS STATED IN §
8 297-103, AS AN ALTERNATIVE TO USING THE COUNTY'S SCHEDULE OF
9 ZONE REGULATIONS FOR THE PARTICULAR PLANNED
10 DEVELOPMENT ZONE, THE APPLICANT MAY PROPOSE THE
11 FOLLOWING CRITERIA AND REQUIREMENTS FOR THE PROJECT:

12
13 (1) MINIMUM YARD AND SETBACK REQUIREMENTS;

14
15 (2) LOT DESIGN AND DEVELOPMENT CRITERIA, WHICH ALLOWS
16 DEVELOPMENT OF STRUCTURES TO PROCEED WITH
17 SUBDIVISION AND AS A MINIMUM STANDARD, CONFORMS TO
18 THE APPLICABLE BUILDING CODE REQUIREMENTS;

19
20 (3) A CHART DEPICTING THE PROPOSED DEVELOPMENT
21 PROGRAM. THIS DEVELOPMENT PROGRAM SHALL BE
22 UPDATED AT EACH PRELIMINARY PLAN AND/OR SITE PLAN
23 APPLICATION, AS APPLICABLE, AND SHALL INCLUDE THE
24 FOLLOWING:

25 (a) DEVELOPMENT THRESHOLDS PERMITTED BY ZONING;

26 (b) DEVELOPMENT PLANNED BY USE TYPE;

27 (c) MIX OF USES BY USE CATEGORIES; AND

28 (d) OPEN SPACE CALCULATIONS, FOR BOTH USABLE AND NON-
29 USABLE OPEN SPACE.
30

1 D. FOR A SITE ADJACENT TO OR WITHIN ONE QUARTER MILE OF THE
2 AREA INCLUDED IN THE DOWNTOWN WALDORF VISION PLAN, THE
3 PROPOSED DESIGN AND DEVELOPMENT CODE FOR ALL OR THAT
4 PORTION OF THE PROPOSED DEVELOPMENT WITHIN ONE QUARTER
5 MILE SHALL SET STANDARDS THAT ARE IN GENERAL
6 CONFORMANCE WITH THE DOWNTOWN WALDORF DESIGN
7 GUIDELINES, RATHER THAN THE SDA GUIDELINES, SO THAT THE
8 PROPOSED DEVELOPMENT WILL BE INTEGRATED INTO AND
9 CONSISTENT WITH THE CHARACTER DESIRED FOR DOWNTOWN
10 WALDORF.

11
12 E. PROCEDURES.

13
14 (1) AN APPLICATION FOR A MASTER PLAN FOR DEVELOPMENT
15 WITHIN AN EXISTING PRD, MX, PUD, TOD, PEP OR WPC ZONE
16 SHALL BE ACCOMPANIED BY A DESIGN AND DEVELOPMENT
17 CODE, PREPARED BY THE APPLICANT, TO SUPPLEMENT AND
18 MODIFY THE MINIMUM STANDARDS REQUIRED IN
19 CONVENTIONAL SUBDIVISIONS.

20
21 (2) STAFF SHALL REVIEW AND COMMENT ON THE DESIGN AND
22 DEVELOPMENT CODE PROPOSED BY THE APPLICANT TO
23 ENSURE THAT IT CONFORMS TO THE PERTINENT
24 REQUIREMENTS; OR, IF AN ALTERNATIVE DESIGN AND
25 DEVELOPMENT CODE IS SUBMITTED, THAT IT OTHERWISE
26 MEETS THE CRITERIA SET FORTH IN SUBSECTION (4) BELOW.

27
28 (3) ONCE A COMPLETED APPLICATION IS FILED, THE APPLICANT
29 SHALL MEET WITH PLANNING STAFF TO PRESENT THE
30 DEVELOPMENT PROPOSAL, INCLUDING THE PROPOSED

1 DESIGN AND DEVELOPMENT CODE. AFTER THE INITIAL
2 MEETING, THE APPLICANT SHALL SUBMIT A REVISED
3 PROPOSAL TO CONFORM TO THE COMMENTS OR
4 SUGGESTIONS FROM THE REVIEW STAFF. AFTER SUBMISSION
5 OF THE REVISED PROPOSAL, STAFF SHALL REVIEW THE
6 PROPOSAL, AFTER WHICH IT SHALL SUBMIT A FINAL REPORT
7 TO THE PLANNING COMMISSION FOR THEIR REVIEW AND
8 RECOMMENDATION TO BE INCLUDED WITH THE PLANNED
9 DEVELOPMENT ZONE APPLICATION FOR APPROVAL BY THE
10 COUNTY COMMISSIONERS.

11
12 (4) IN APPROVING A DESIGN AND DEVELOPMENT CODE, THE
13 PLANNING COMMISSION SHALL BE GUIDED BY THE PURPOSES
14 OF THE PLANNED DEVELOPMENT ZONE, THE ORDERLY
15 DEVELOPMENT OF THE EXISTING PRD, MX, PUD, TOD, PEP OR
16 WPC ZONES AND THE OTHER PROVISIONS OF THIS ARTICLE.

17
18 (5) AS PART OF THE PLANNED DEVELOPMENT ZONE
19 APPLICATION, THE PLANNING DIRECTOR MAY APPROVE
20 ADMINISTRATIVELY MINOR CHANGES TO AN APPLICANT'S
21 APPROVED ALTERNATIVE DESIGN AND DEVELOPMENT CODE.

22
23 § 297-110. TRANSIT ORIENTED DEVELOPMENT (TOD) ZONE.

24
25 A. PURPOSE. IT IS THE PURPOSE OF THE TRANSIT ORIENTED
26 DEVELOPMENT (TOD) ZONE TO ESTABLISH STANDARDS FOR THE
27 IMPLEMENTATION OF THE COMPREHENSIVE PLAN
28 RECOMMENDATIONS FOR MASTER PLANNED DEVELOPMENTS
29 WHICH WILL PROMOTE THE INTEGRATED DEVELOPMENT OF HIGH-
30 DENSITY TRANSIT-ORIENTED DEVELOPMENT ALONG MAJOR

1 TRANSPORTATION ARTERIES WHERE TRANSIT OPPORTUNITIES
2 EXIST AND IN THE VICINITY OF EXISTING OR PLANNED TRANSIT
3 STOPS IN A MANNER THAT WILL SUPPORT EXISTING OR FUTURE
4 PUBLIC TRANSPORTATION SYSTEMS. ADDITIONAL PURPOSES OF
5 THIS ZONE ARE:

- 6
- 7 (1) TO INTEGRATE HIGH-DENSITY RESIDENTIAL,
8 COMMERCIAL, INDUSTRIAL, RECREATION AND/OR
9 INSTITUTIONAL USES INTO A COMMUNITY DESIGNED
10 AROUND A TRANSIT-ORIENTED THEME.
- 11
- 12 (2) TO PROVIDE A MORE FLEXIBLE APPROACH TO THE
13 DEVELOPMENT OF LAND SITUATED ADJACENT TO
14 EXISTING OR FUTURE PUBLIC TRANSPORTATION
15 CORRIDORS AND/OR SYSTEMS.
- 16
- 17 (3) TO IMPLEMENT THE COMPREHENSIVE PLAN AND OTHER
18 COUNTY PLANS AND POLICIES IN A MANNER AND TO A
19 DEGREE MORE CLOSELY COMPATIBLE WITH SAID COUNTY
20 PLANS AND POLICIES THAN IS POSSIBLE UNDER BASE
21 ZONES.
- 22
- 23 (4) TO ENCOURAGE THE REDUCTION OF TRIPS AND TRAVEL
24 TIME BETWEEN HOME AND THE WORKPLACE BY
25 DEVELOPING A COMMUNITY THAT IS TRANSIT-SUPPORTIVE
26 AND PEDESTRIAN FRIENDLY.
- 27
- 28 (5) TO ENCOURAGE THE EFFECTIVE AND VIABLE USE OF
29 PUBLIC TRANSIT AND OTHER MAJOR TRANSPORTATION
30 SYSTEMS.

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- (6) TO PROVIDE APPROPRIATE TREATMENT OF HISTORIC STRUCTURES, SITES AND VISTAS, AS REFLECTED IN THE COMPREHENSIVE PLAN.
- (7) TO PROVIDE FOR THE EXPANSION OR RELOCATION OF EXISTING COUNTY BUSINESSES AND TO ENHANCE THE COUNTY'S TOURISM INDUSTRY.
- (8) TO REDUCE TRAFFIC CONGESTION BY ENCOURAGING THE USE OF MASS TRANSIT, PUBLIC TRANSPORTATION, PARK-AND-RIDE FACILITIES AND OTHER MAJOR TRANSPORTATION SYSTEMS, ETC.
- (9) TO REQUIRE THE ORDERLY, STAGED CONSTRUCTION OF COMPREHENSIVELY PLANNED, MULTI-USE CENTERS AT LOCATIONS CONSISTENT WITH THE COMPREHENSIVE PLAN.
- (10) TO ENSURE THAT THE DEVELOPMENT IS ARCHITECTURALLY INTEGRATED BY REQUIRING AN INTERNAL POLICY MECHANISM, SUCH AS A DESIGN CODE.
- (11) TO PROVIDE, WHERE APPROPRIATE, A WIDER VARIETY OF HOUSING TYPES INTEGRATED INTO THE OVERALL MULTI-USE PROJECT AS A METHOD OF DIRECTING GROWTH WITHIN APPROPRIATE AREAS AND REDUCING URBAN SPRAWL WITHIN RURAL AREAS.
- (12) TO ENSURE INTERNAL COMPATIBILITY OF RESIDENTIAL

1 AND NONRESIDENTIAL USES THROUGH SUPERIOR DESIGN
2 AND SUCCESSFUL INTEGRATION OF COMPLEMENTARY
3 USES, INCLUDING RESIDENTIAL, COMMERCIAL,
4 RECREATIONAL, EMPLOYMENT AND INSTITUTIONAL.

5
6 (13) TO ENCOURAGE HIGH-DENSITY RESIDENTIAL AND HIGH-
7 INTENSITY COMMERCIAL DEVELOPMENT WITHIN
8 EXISTING URBAN CORE AREAS WHERE NECESSARY PUBLIC
9 INFRASTRUCTURE EXISTS OR IS READILY AVAILABLE.

10
11 (14) TO FOSTER PROSPEROUS AND VIABLE COMMUNITIES,
12 INCLUDING COMMERCIAL, RESIDENTIAL, AND MIXED USE
13 COMPONENTS, THAT ARE OF AN ENHANCED DESIGN AND
14 STRUCTURAL QUALITY WHICH WILL RESULT IN PROPERTY
15 VALUES THAT WILL BE SUSTAINED OVER TIME.

16
17 (15) TO CREATE ECONOMIC DEVELOPMENT THROUGH
18 BUSINESS RETENTION AND ATTRACTION OF
19 PREDOMINANTLY HIGH PAYING CAREER OPPORTUNITIES
20 WITH LIMITED RETAIL DEVELOPMENT.

21
22 (16) TO CONFORM TO DESIGN PRINCIPLES THAT ARE
23 COMPATIBLE WITH URBAN, MIXED USE AREAS, INCLUDING:

24
25 (a) DEVELOPMENT OF AN ATTRACTIVE, PEDESTRIAN-
26 FRIENDLY BUILT ENVIRONMENT;

27 (b) ESTABLISHMENT OF DESIGN STANDARDS THAT WILL
28 RESULT IN SUPERIOR ARCHITECTURE AND SITE DESIGN;
29 AND

1 (c) INCORPORATION OF LANDS FOR PUBLIC AND PRIVATE
2 PARKS, LANDSCAPE AMENITIES AND OPEN SPACE FOR A
3 RANGE OF ACTIVITIES.
4

5 B. COMPATIBILITY REQUIREMENT. IN ADDITION TO THE BUFFERYARD
6 REQUIREMENTS OF § 297-370 OF ARTICLE XXII, USES AND
7 STRUCTURES LOCATED ON THE PERIPHERY OF A TOD ZONE SHALL
8 BE COMPATIBLE WITH PLANNED USES IN THE SURROUNDING AREA.
9

10 C. THE REQUIRED MINIMUM AREA SHALL BE 10 ACRES.
11

12 D. ALL TOD ZONE APPLICATIONS MUST BE PREDOMINANTLY
13 CONTAINED INSIDE OR WITHIN ¼ MILE OF THE "URBAN CORE" AS
14 DEFINED IN THE CHARLES COUNTY COMPREHENSIVE PLAN.
15

16 E. WHERE APPLICABLE, A TOD ZONE APPLICATION MUST SHOW HOW
17 IT WILL IMPLEMENT AND BE INTEGRATED WITH THE DETAILED
18 PROPOSALS FOR LAND USE, ROAD NETWORK, INFRASTRUCTURE
19 AND DESIGN ESTABLISHED IN SUB-AREA PLANS, VISION PLANS AND
20 DESIGN GUIDELINES ADOPTED BY THE COUNTY COMMISSIONERS.
21

22 F. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE
23 PROJECT IS DETERMINED USING THE GROSS TRACT AREA OF THE
24 TOD ZONE AND THE DENSITY RANGES ESTABLISHED IN FIGURE V-1
25 (MAXIMUM RESIDENTIAL DENSITIES) IN ARTICLE V. A MAXIMUM
26 DENSITY SHALL ONLY BE ACHIEVED THROUGH THE PURCHASE OF
27 TRANSFERABLE DEVELOPMENT RIGHTS.
28

29 G. NON-RESIDENTIAL INTENSITY (SQUARE FEET) SHALL BE PROPOSED
30 IN CONJUNCTION WITH THE MASTER PLAN AND CONSIDERED WITH

1 THE GENERAL PUBLIC FACILITIES IMPACT MITIGATION REPORT
2 REQUIRED TO BE SUBMITTED WITH PLANNED DEVELOPMENT
3 REZONING APPLICATIONS. A MAXIMUM INTENSITY SHALL BE
4 ESTABLISHED ON THE GROSS TRACT AREA OF THE ENTIRE TOD
5 ZONE AS PART OF THE MASTER PLAN APPROVAL. A FLOOR AREA
6 RATIO (FAR) MAY BE PROVIDED IN CONJUNCTION WITH THE
7 PROPOSED SQUARE FOOTAGE IN THE DESIGN AND DEVELOPMENT
8 CODE.

9
10 H. USE DISTRIBUTION. DEVELOPMENT WITHIN A TOD ZONE MAY
11 INCORPORATE RESIDENTIAL, COMMERCIAL RETAIL / OFFICE AND
12 INSTITUTIONAL/CIVIC USES (SEE FIGURE IV-1, TABLE OF
13 PERMISSIBLE USES, FOR A COMPREHENSIVE LIST OF USES).
14 PROJECTS SHALL BE APPROVED THROUGH THE PLANNED
15 DEVELOPMENT ZONE PROCESS IN ACCORDANCE WITH THE
16 CRITERIA SET FORTH BELOW:

17
18 REQUIRED PERCENTAGE MIX OF USES FOR RESIDENTIAL,
19 COMMERCIAL RETAIL / OFFICE, AND INSTITUTIONAL/CIVIC

20
21 USES PERCENTAGE OF
22 DEVELOPMENT AS MEASURED IN SQUARE FEET

23
24 RESIDENTIAL

25 MAXIMUM 65
26 MINIMUM 20

27
28 COMMERCIAL, RETAIL

29 MAXIMUM 30
30 MINIMUM 10

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COMMERCIAL, OFFICE	
MAXIMUM	30
MINIMUM	20
INSTITUTIONAL AND/OR CIVIC	
MAXIMUM	10
MINIMUM	5

I. A MINIMUM OF 10 PERCENT OF THE GROSS TRACT AREA OF THE TOD ZONE SHALL BE OPEN SPACE. A MINIMUM OF 50 PERCENT OF THIS TOTAL OPEN SPACE SHALL BE USABLE OPEN SPACE. USABLE OPEN SPACE SHALL BE COUNTED AS PART OF THE REQUIRED MINIMUM OPEN SPACE. USABLE OPEN SPACE SHALL INCLUDE ON-SITE LANDSCAPED AREAS, COMMUNITY OPEN SPACE, AND LAND DEDICATED FOR COUNTY PARKLAND, AND SHALL ALLOW FOR HUMAN ACTIVITIES OF RELAXATION, RECREATION AND SOCIAL ACTIVITY. USABLE OPEN SPACE SHALL NOT INCLUDE AREAS STATUTORILY EXCLUDED FROM DEVELOPMENT SUCH AS JURISDICTIONAL WETLANDS, FOREST STANDS AND BUFFERYARDS. THE DISTRIBUTION OF MAJOR OPEN SPACE AREAS, MAJOR STREAM CORRIDORS, PROPOSED COUNTY PARKS AND OTHER KEY FEATURES SHALL BE SHOWN ON THE MASTER PLAN GRAPHIC AND TYPICAL DESIGNS.

J. THE APPLICANT MUST DEMONSTRATE THAT THE TOD ZONE CAN SUBSTANTIALLY MEET THE PURPOSES STATED IN SUBSECTION A ABOVE AND THAT THE LOCATION OF THE ZONE CAN FEASIBLY BE ACCESSED BY USERS OF EXISTING OR POTENTIAL MASS TRANSPORTATION SYSTEMS.

FIGURE VII-5A
SCHEDULE OF ZONE REGULATION: TRANSIT-ORIENTED DEVELOPMENT (TOD) ZONE

ABBREVIATIONS:

DU: DWELLING UNIT.

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 HEIGHT		LOT COVERAGE	MAXIMUM ISR
	AREA SQUARE FEET	SQUARE FEET PER DU	WIDTH (FEET)	DEPTH (FEET)	FRONTAGE (FEET)	FRONT	SIDE	TOTAL	REAR	FEET	STORIES			
AGRICULTURAL 1.00.000	3 ACRES	N/A	150	200	N/A	75	40	80	50	40	3	N/A	N/A	
MARINE 2.00.000	2 ACRES	N/A	150	200	N/A	75	40	80	50	40	3	N/A	0.40	
SINGLE-FAMILY DETACHED 3.01.100	5,000 SQUARE FEET	1,250- 1,650 ²	55	75	30	10	6	12	20	40	3	50%	N/A	
LOT LINE 3.01.200	3,000 SQUARE FEET	N/A	45	N/A	30	10	0 TO 6	12	15	40	3	60%	N/A	
PATIO/COURT/ATRIUM 3.01.300	3,000 SQUARE FEET	N/A	45	N/A	30	10	0 TO 6	15	15	40	3	60%	N/A	
DUPLEX 3.02.100	4,000 SQUARE FEET	2,000	50	100	30	10	6	12	20	36	3	N/A	0.25	
TOWNHOUSE 3.02.200	1,500 SQUARE FEET	1,250	18	N/A	18	10	0	0	20	40	3	60%	N/A	
MULTI-PLEX 3.02.300	4,800 SQUARE FEET	1,600	50	100	30	10	6	12	20	36	3	N/A	0.50	
GARDEN APARTMENTS 3.03.100	20,000 SQUARE FEET	3,000	200	200	200	10	0/10	0/10	50	40	3	N/A	0.50	

FIGURE VII-5A CONT'D
 SCHEDULE OF ZONE REGULATIONS: TRANSIT-ORIENTED DEVELOPMENT (TOD) ZONE

ABBREVIATIONS:

DU: DWELLING UNIT.
 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 HEIGHT		LOT COVERAGE	MAXIMUM ISR	
	AREA SQUARE FEET	SQUARE FEET PER DU	WIDTH (FEET)	DEPTH (FEET)	FRONTAGE (FEET)	FRONT	SIDE	TOTAL	REAR	FEET			STORIES
MID-RISE 3.03.100	20,000 SQUARE FEET	2,000	150	150	150	10	0/10	0/10	50	60	4	N/A	0.50
HIGH-RISE 3.03.200	20,000 SQUARE FEET	1,000	300	300	200	10	0/10	0/10	50	60	5'	N/A	0.50
COMMERCIAL APARTMENT 3.03.400	20,000 SQUARE FEET	1,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60	N/A	N/A	N/A
MIXED-USE BUILDING 8.01.000 & 8.02.000	20,000 SQUARE FEET	N/A	100	100	N/A	10	0/10	0/10	25	60	N/A	N/A	0.70
INSTITUTIONAL/ UTILITIES/ RECREATION 4.00.000	20,000 SQUARE FEET	N/A	100	100	N/A	10	0/10	0/10	25	60	N/A	N/A	0.70
SERVICE ORIENTED COMMERCIAL 5.00.000	20,000 SQUARE FEET	N/A	100	100	N/A	10	0/10	0/10	25	60	5'	N/A	0.70
COMMERCIAL 6.00.000	20,000 SQUARE FEET	N/A	100	100	N/A	10	0/10	0/10	25	60	5	N/A	0.70

NOTES:

1. MAY BE INCREASED AS PER § 297-210, ART. XIII.
2. BASED ON PERCENTAGE OF DEVELOPMENT PER § 297-212, Use # 3.01.100

1 **Article VIII.**

2

3 **§ 297-115 THROUGH 297-125. (RESERVED)**

4

1 § 297-212. Uses corresponding with Table of Permissible Uses⁴².

2
3 3.01.100 Single-family detached residential: single-family.

4
5 A. This use shall be permitted with conditions in the RL, RM, RH, RV, RO, PRD, MX,
6 PUD, WPC, [TOD,] PMH, CER, CMR and CRR Zones, subject to the following:

7
8 3.02.100 Single-family attached residential: duplex.

9
10 This use is permitted with conditions in the **RM AND RH ZONES AND IN THE PRD,**
11 **MX, TOD, CER, CMR and CRR Zones** subject to the requirements below. Where this
12 use is shown and approved on a master plan [, general development plan] or preliminary
13 plan of subdivision, it is permitted in the PUD and WPC Zones, subject to the following
14 requirements:

15
16 A. This use is permitted in the PRD, [and] **MX AND TOD** Zones subject to all
17 applicable provisions of Article VII, Planned Development Zones.

18
19 B. The conditions for this use are the same as specified below for 3.02.200 Single-
20 family attached residential: townhouse.

21
22 3.02.200 Single-family attached residential: townhouse

23
24 This use is permitted with conditions in the **RM AND RH ZONES AND IN THE PRD,**
25 **MX, TOD, CER, CMR and CRR Zones**, subject to the requirements below. Where this
26 use is shown and approved on a master plan[, general development⁴² plan] or preliminary
27 plan of subdivision, it is permitted in the PUD and WPC Zones, subject to the following
28 requirements:

29
30 A. This use is permitted in the **PRD, [and] MX AND TOD** Zones subject to all

1 applicable provisions of Article VII, Planned Development Zones.

2
3 B. Landscaping. A landscaping plan and a schedule of planning shall be included
4 with the site plan which satisfies the following requirement: Areas not occupied
5 by buildings, roads, parking areas, service areas or other required or permitted
6 uses, including open spaces and usable recreation areas, shall be landscaped by
7 lawns, trees, shrubs, gardens or other suitable ground cover.

8
9 C. Building requirements and relationship.

10
11 (1) Dwelling units per structure. There shall be no more than four units within
12 a townhouse building or structure when averaged throughout the entire
13 proposed development, but in no case more than six dwelling units shall be
14 contained in a townhouse structure. Deviations from this standard may be
15 approved by the County Commissioners as part of the Planned
16 Development Zone approval upon the demonstration by the applicant that
17 the design is superior in achieving the objectives and purposes of the zone.

18
19 (2) Setback between buildings. The minimum distance between any two
20 unattached dwelling structures is 25 feet. The setback can be increased to
21 40 feet if the dwelling structures are face to face. The point of
22 measurement shall be the exterior walls of the structures and does not
23 include balconies or other architectural features. A walkway may be
24 provided between buildings without meeting the minimum setback if
25 approved by the County Commissioners as part of the Planned
26 Development Zone approval upon the demonstration by the applicant that
27 the design is superior in achieving the objectives and purposes of the zone.

28
29 (3) Distance to service areas. No dwelling structure shall be closer than 20 feet
30 to any interior driveway or closer than 15 feet to any off-street parking

1 area, excluding garages built into an individual dwelling unit.

2
3 (4) Rear yard access. All dwelling units shall be situated so as to provide
4 adequate access to rear yards.

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

14
15 (6) Side and rear walls shall be articulated with doors, windows, recesses,
16 chimneys or other architectural treatments. All end walls shall have a
17 minimum of two architectural features, and lots where end walls are
18 prominent (such as corner lots and lots visible from public spaces, streets
19 or because of topography or road curvature) shall have additional end wall
20 features in a balanced composition.

21
22 (7) Above-grade foundation walls shall be clad with finish materials
23 compatible with the primary facade materials. finished stucco and stamped
24 concrete may be permitted and, if permitted, shall be of a color compatible
25 with the primary facade colors.

26
27 (8) At least 60% of the exterior of each building or structure shall consist of
28 brick or stone.

29
30 (9) The minimum gross living space, which shall include all interior space

1 except garages, unfinished basements or attic areas, shall, in no case, be
2 less than 1,250 square feet per dwelling.

3
4 D. Requirements for dwelling units located on a public way.

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

10
11 (2) All public ways or other common facilities within a development of this
12 use shall be maintained by the property owners within the same
13 development.

14
15 E. Site plan approval. Site approval shall be required for all developments of this use
16 and shall contain all of the elements required in Appendix A.

17
18 3.02.300 Single-family attached residential: multiplex.

19
20 This use is permitted with conditions in the **RM AND RH ZONES AND IN THE PRD,**
21 **MX, TOD, CER, CMR and CRR Zones,** subject to the same conditions as specified in
22 Use 3.02.200. Where this use is shown and approved on a master plan[, general
23 development plan] or preliminary plan of subdivision, it is permitted in the PUD and
24 WPC Zones, subject to the same conditions for this use as Use 3.02.200.

25
26 3.03.100 Multifamily residential: garden apartment.

27
28 This use is permitted with conditions in the **RM AND RH ZONES AND IN THE CER,**
29 **CRR, PRD and MX Zones,** subject to the following:

- 1 A. This use is permitted in the PRD and MX Zones, subject to all applicable
2 provisions of Article VII. Planned Development Zone Regulations.
- 3
- 4 B. (Reserved)
- 5
- 6 C. Dimensional standards. The minimum distance between any two buildings shall
7 be 40 feet.
- 8
- 9 D. A central parking compound for recreational campers, trailers, boats and other
10 incidental motor vehicles shall be provided.
- 11
- 12 E. Open space/recreational space. Not less than 25% of the lot area of any lot used
13 for multifamily or multi-group dwellings shall be devoted to open space or
14 recreational space. **IN AN MX OR TOD ZONE, THIS REQUIREMENT MAY**
15 **BE LOCATED OUTSIDE OF AN INDIVIDUAL LOT BUT WITHIN THE**
16 **OVERALL MASTER PLAN.**
- 17
- 18 F. This use may be permitted in the CER and CRR Zones only if constructed above
19 first floor nonresidential use(s) permitted in those zones.

20

21 3.03.200 Multifamily residential: mid-rise.

22

23 This use is permitted with conditions in the **RM AND RH ZONES AND IN THE PRD**
24 **and MX Zones, subject to the following:**

25

- 26 A. This use is permitted in the PRD and MX Zones, subject to all applicable
27 provisions of Article VII, Planned Development Zone Regulations.
 - 28
 - 29 B. The minimum area shall be five acres.
- 30

- 1 C. Building separation for multiple-group dwellings. Within the lot, the distance
2 between any two multiple-family dwellings shall be not less than 50 feet,
3 provided that if either building is more than 50 feet in height, then the distance
4 between buildings shall be increased one foot for each foot by which the taller
5 building exceeds 50 feet.
6
- 7 D. No accessory building and no parking spaces or other surfaces designed for
8 vehicular use shall be located within the minimum dimensions of yards, except
9 that entrance and exit drives may cross them in as direct a manner as possible.
10
- 11 E. A central parking compound for recreational campers, trailers, boats and other
12 incidental motor vehicles shall be provided.
13
- 14 F. Open space/recreational space. Not less than 55% of the lot area of any lot used
15 for multiple-family or multiple-group dwellings shall be devoted to open space or
16 recreational space. **IN AN MX OR TOD ZONE, THIS REQUIREMENT MAY**
17 **BE LOCATED OUTSIDE OF AN INDIVIDUAL LOT BUT WITHIN THE**
18 **OVERALL MASTER PLAN.**
19
- 20 G. Lighting. No luminaries on parking lots shall be more than 10 feet above ground
21 level, and no outdoor lighting shall shine in residential windows or onto adjoining
22 residential property.
23

24 3.03.300 Multifamily residential: high-rise.

25
26 This use is permitted by special exception in the PRD, MX and TOD Zones, based on the
27 requirements contained in 3.03.200.

28
29 7.01.120 Manufacturing, processing, creating, repairing, renovating, painting, cleaning
30 and assembling of goods, merchandise and equipment with all operations conducted

1 entirely within fully enclosed buildings greater than 10,000 square feet per parcel.

2

3 This use is permitted by special exception in the CV[, TOD] and CER Zones, subject to
4 the following:

5

6 A. No on-street parking shall be permitted.

7

8 B. The standards in Subsections A and B in 7.01.110 are applicable to this category.

9

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Amend Appendix A, Information Required with Applications for Master Plans
and Site Plans, as incorporated herein.

**APPENDIX A
ZONING REGULATIONS**

**Information Required with Applications for Master Plans[, General
Development Plans] And Site Plans**

	DEVELOPMENT STAGE			
	Master Plan	[General Development Plan]	Minor Site Plan	Major Site Plan
I. PROJECT – PLAT INFORMATION				
1. Name, address of owner, applicant	X	[X]	X	X
2. Name, signature, license number, seal and address of engineer, land surveyor, architect, planner and/or landscape architect, as applicable, involved in document preparation	X	[X]	X	X
3. Title block denoting name and type of application, tax map sheet, election district, block and lot, parcel and street location	X	[X]	X	X
4. A key map at a specified scale showing location of tract with reference to surrounding properties, streets, landmarks, streams, etc.	X	[X]		X
5. Existing and proposed zoning of tract and adjacent property.	X	[X]		X
6. North arrow and scale	X	[X]	X	X
7. Proof that taxes are current				X
[8. Appropriate signature block for zoning administrator]		[X]		

[9]8. Appropriate certification blocks				
[10. Monumentation]				
[11]9. One (1) of four (4) standardized sheets: 30 inches x 42 inches 24 inches x 36 inches 18 inches x 24 inches 8.5 inches x 11 inches			X	X
[12]10. Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and rights-of-way, and center-line curves on streets			X	X
[13]11. Acreage of tract	X	[X]	X	X
[14]12. Date of original and all revisions	X	[X]		X
[15]13. Size and location of any existing or proposed structures with all setbacks dimensioned [(for GDP and master plan, general location of nonresidential buildings but not setbacks)]	[X (Approximate)]	[X (Approximate)]	X	X
14. THE BOUNDARIES AND ACREAGE OF EACH USE AREA. FOR AREAS WITH MIXED-USE EMPLOYMENT, COMMERCIAL, RESIDENTIAL, AND OPEN SPACE USES, THE APPROXIMATE PROPORTIONS OF USES	X			
[16.]15. Location and dimensions of any existing or proposed roads or streets (for [GDP and] Master Plan, general locations)	X (Approximate)	[X (Approximate)]	X	X
[17.]16. All proposed lot lines and area of lots in square feet or			X	X

lot dimensions				
[18.]17. Copy and/or delineation of any existing or proposed deed restrictions or covenants	X (existing only)	[X (existing only)]		X
[19.]18. Any existing or proposed easement or land reserved for or dedicated to public use	X	[X]	X	X
[20.]19. GENERALIZED [D]development stages or staging plans, IF APPLICABLE [(for GDP, general staging]	X			X
[21.]20. List of required regulatory approvals or permits		[X]	X	X
[22.] 21. List of variances required or requested			X	X
[23.] 22. Requested or obtained design waivers or exceptions	X	[X]		X
[24.] 23. Payment of application fees	X	[X]	X	X
24. ALL INFORMATION REQUIRED TO BE SUBMITTED IN § 297-103	X			
II. SETTING - ENVIRONMENTAL INFORMATION				
25. Adjacent property owners		[X]	X	X
26. THE MAJOR EXISTING BUILT AND ENVIRONMENTAL FEATURES ON AND ADJACENT TO THE SITE	X			
[26.]27. All existing streets, watercourses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site	X	[X]		X
[27.]28. Existing rights-of-way and/or easements on and within	X	[X]		X

100 feet of tract				
[28.]29. Topographical features of subject property	X	[X]		X
[29.]30. Existing and proposed contour intervals based on USC & GS data. Contours to extend at least 100 feet beyond subject property as follows: [(GDP only)] Up to 3% grade: 2 feet. Over 3% grade: 5 feet.		[X]		X
[30.]31. Slope analysis areas more than 15 and 25% shall be shaded and identified as steep slopes	X	[X]		X
[31.]32. Boundary, limits, nature and extent of wooded areas, specimen trees and other significant physical features (details may vary)	X (Approximate)	[X (Approximate)]		X
[32.]33. Existing system of drainage of subject site and of any larger tract or basin of which it is a part				X
[33.]34. Drainage area map				X
[34.] 35. Drainage calculations				X
[35.]36. Perc tests			X	X
[36.]37. A one-year floodplain based on FEMA maps	X	[X]	X	X
[37.]38. Nontidal wetlands delineation based on NWI maps	X	[X]	X	X
[38.]39. Nontidal wetlands identification based on field analysis			Disturbed area only	X
The following items are required in the areas designated in the comprehensive plan as the resource protection district (see Article IX for special requirements in the CBCA):				

[39.]40. Slope analysis areas more than 15% slope shall be shaded and identified as steep slopes	X		X	X
[40.]41. Location of areas to be disturbed by construction and location of trees measuring greater than 12 inches in diameter at 4.5 feet			X	X
[41.]42. The known locations of the habitat of any threatened or endangered species or species in need of conservation on or adjacent to the site, or within ¼ mile of the site in the case of bald eagle habitats	X		X	X
[42.]43. The location of anadromous fish spawning streams(s) on or adjacent to the site and a delineation of the watershed area of the stream on the site.			X	X
[43.]44. Highly erodible and hydric soils			X	X
III. IMPROVEMENTS AND CONSTRUCTION INFORMATION				
[44.]45. Proposed utility infrastructure plans, including sanitary sewer, water, stormwater management, telephone, electric and cable television	X (GENERAL AVAILABILITY)	[X (general availability)]		X
[45.]46. Soil erosion and sediment control plan			If disturbed area more than 5,000 square feet	X
[46.]47. Stormwater management plan	X (CONCEPTUAL)			X
[47.] 48. Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first		[X (Approximate)]	X	X
[48.]49. Construction details as required by ordinance				X

[49.]50. Average grade on street road				X
[50.]51. Road and paving cross-sections and profiles				X
[51.]52. Proposed street names	X (IF AVAILABLE)			X
[52.]53. New block and lot numbers			X	
[53.]54. Lighting plan and details.				X
[54.]55. Landscape plan and details				X
[55.]56. Solid waste management plan				X
[56.]57. Location, size and type of all signs (site identification signs, traffic control signs and directional signs)				X
[57.]58. Sight triangles				X
[58.]59. Vehicular and pedestrian circulation patterns [(less detail necessary for GDP stages)]	X	[X]		X
[59.]60. Parking plan showing spaces, size, and type, aisle width, curb cuts, drives, driveways and all ingress and egress areas and dimensions			X	X
[60.]61. Preliminary architectural plan and elevations		[X]		X (HC only)
[61.]62. THE LOCATION AND USE OF Designated open space and/or planned recreational facilities	X	[X]		X

12-31-2000

NOTES:

X: item required at indicated development stage

- 1 Add Appendix I, Superior Design Criteria for Cluster Developments and Planned
- 2 Development Zones, as incorporated herein.
- 3

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APPENDIX I
SUPERIOR DESIGN CRITERIA FOR CLUSTER DEVELOPMENTS AND
PLANNED DEVELOPMENT ZONES

SUPERIOR DESIGN.

**WHEN CREATING OR EVALUATING A PROJECT WITH SUPERIOR DESIGN,
THE FOLLOWING CRITERIA SHALL BE USED AND APPLIED TO THE
PROJECT WHENEVER POSSIBLE, OR AS APPLICABLE:**

**A. RURAL DEVELOPMENT PROJECT CRITERIA: A RURAL
DEVELOPMENT PROJECT THAT IS SUPERIOR IN DESIGN
DEMONSTRATES OPTIMAL LAND USE PLANNING AND CONTAINS A
COMBINATION OF THE FOLLOWING ELEMENTS WHICH EXCEED
THE REQUIREMENTS FOR A CONVENTIONAL SUBDIVISION:**

1) THE PROPOSED OPEN SPACE:

**a) EXCEEDS THE AMOUNT REQUIRED BY THIS CHAPTER AND
INCLUDES AREAS NOT ALREADY PROTECTED BY THIS
CHAPTER;**

**b) CONNECTS TO OTHER ADJACENT OPEN SPACE AREAS
WHICH ARE AT LEAST 10,000 SQUARE FEET IN SIZE, AND
CAN SERVE AS WILDLIFE CORRIDORS IN ACCORDANCE
WITH MARYLAND'S GREEN INFRASTRUCTURE
GUIDELINES; OR**

1 c) INCLUDES LANDSCAPED AREAS AND CLEARLY DEFINES
2 MAINTENANCE RESPONSIBILITIES.

3
4 2) THE FOREST CONSERVATION DESIGN EXCEEDS THE COUNTY'S
5 AND THE CHESAPEAKE BAY CRITICAL AREA PROGRAM
6 REQUIREMENTS, INCLUDING PLANTING AND MITIGATION
7 STANDARDS;

8
9 3) THE PROPOSED AGRICULTURAL USE LOTS, IF ANY, CONTAIN
10 ONE OR MORE OF THE FOLLOWING ELEMENTS:

11 a) LOTS WHICH ARE GREATER THAN 25 ACRES AND CONTAIN
12 MORE THAN 50% CLASS I-IV SOILS AS CLASSIFIED BY THE
13 UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL
14 RESOURCES CONSERVATION SERVICE;

15
16
17 b) LOTS WHICH MAXIMIZE THE USE OF EXISTING
18 AGRICULTURAL INFRASTRUCTURE (SUCH AS BARNs, SILOS,
19 EQUIPMENT STORAGE AREAS) AND CLEARED OR EXISTING
20 CROPLAND; OR

21
22 c) LOTS WHERE THE PRIMARY USE OF AN AGRICULTURAL USE
23 LOT IS FORESTRY, THE LOT CONTAINS PRODUCTIVE SOILS
24 FOR SILVICULTURE AND IS OF SUFFICIENT SIZE AND
25 DESIGN THAT IS VIABLE FOR FOREST HARVEST
26 OPERATIONS AS DETERMINED BY A QUALIFIED STATE
27 LICENSED FORESTER.
28

- 1 **4) THE PROPOSED DEVELOPMENT INCLUDES SHARED**
2 **PEDESTRIAN AND BICYCLE FACILITIES AND BIKE RACKS**
3 **WHERE DESIRED OR APPLICABLE;**
4
- 5 **5) THE PROPOSED DEVELOPMENT INCLUDES A TRAIL SYSTEM**
6 **WITHIN AND CONNECTING OPEN SPACE OR ROADS TO**
7 **ADJACENT PROPERTIES, OR ALTERNATIVES SUCH AS MOWED**
8 **GRASS OR PERVIOUS CONCRETE, AND SIGNAGE PROVIDED AT**
9 **TRAIL HEADS AND ALONG TRAILS;**
- 10
- 11 **6) THE PROPOSED DEVELOPMENT RELIES ON THE LIMITED USE**
12 **OF FLAG-SHAPED LOTS, WHILE MAINTAINING INDIVIDUAL**
13 **YARD PRIVACY AND LIMITING CLEARING OF INDIVIDUAL**
14 **BUILDING SITES;**
- 15
- 16 **7) THE HOMES IN THE PROPOSED DEVELOPMENT WILL HAVE**
17 **VIEWS OF OPEN SPACE, NOT BACKS OR SIDES OF OTHER**
18 **HOMES;**
- 19
- 20 **8) THE DEVELOPMENT DEMONSTRATES ITS COMMITMENT TO**
21 **ENVIRONMENTAL STEWARDSHIP THROUGH THE USE OF ONE**
22 **OR MORE OF THE FOLLOWING ELEMENTS:**
- 23 **a) CONSERVATION LANDSCAPING;**
24 **b) WATER RE-USE;**
25 **c) USE OF RENEWABLE ENERGY, OR OTHER ENERGY**
26 **EFFICIENCY MEASURES DETAILED IN HOA COVENANTS**
27 **FOR PRIVATE LOTS AND/OR COMMUNITY FACILITIES;**
28 **d) LIMITED OR NO STREAM CROSSINGS; OR**
29 **e) DISTURBANCE OF STEEP SLOPES OR OTHER**
30 **ENVIRONMENTAL FEATURES ON LOTS ARE MINIMIZED.**

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- 9) THE PROPOSED DESIGN ENSURES THAT PRE-DEVELOPMENT VIEWS FROM EXISTING ROADS AND OTHER SCENIC VIEWS ARE PRESERVED;

- 10) THE DEVELOPMENT MINIMIZES IMPACTS TO OR PROTECTS HISTORIC VIEWSHED FEATURES, SUCH AS FARM HOUSES AND FARM ROADS, BARNs, FENCE LINES, MEADOWS, FORESTS OR FARM LAND VIEWS FROM EXISTING ROADS;

- 11) THE PROPOSED STREET TREE CALIPER IS LARGER THAN REQUIRED;

- 12) THE PROPOSED DEVELOPMENT INCLUDES VEHICLE OR PEDESTRIAN INTER-PARCEL CONNECTIONS TO ADJACENT NEIGHBORHOODS OR CONNECTING TO EXISTING VEHICLE OR PEDESTRIAN FACILITIES;

- 13) LOOP ROADS ARE PROVIDED WITHIN THE PROPOSED DEVELOPMENT; AND

- 14) THE PROPOSED DEVELOPMENT MINIMIZES THE USE OF CUL-DE-SACS AND ANY ISLANDS WITHIN PROPOSED CUL-DE-SAC ARE LANDSCAPED.

B. DEVELOPMENT DISTRICT PROJECT CRITERIA: A DEVELOPMENT PROJECT THAT IS SUPERIOR IN DESIGN DEMONSTRATES OPTIMAL LAND USE PLANNING AND CONTAINS A COMBINATION OF THE FOLLOWING ELEMENTS, WHICH EXCEED THE REQUIREMENTS UNDER THE BASE ZONE REGULATIONS (ARTICLE VI):

1 (1) OPEN SPACE THAT IS INTEGRATED INTO THE NEIGHBORHOOD
2 AS URBAN PARKS OR POCKET PARKS AND OPEN SPACE
3 MAINTENANCE RESPONSIBILITIES ARE CLEARLY DEFINED;
4

5 (2) THE FOREST CONSERVATION DESIGN EXCEEDS THE
6 COUNTY'S AND THE CHESAPEAKE BAY CRITICAL AREA
7 PROGRAM REQUIREMENTS, INCLUDING PLANTING AND
8 MITIGATION STANDARDS;

9
10 (3) A MIX OF HOUSING TYPES;

11 (4) DIVERSE ARCHITECTURAL DESIGN TYPES THAT INCLUDE
12 SUCH FEATURES AS:
13

14
15 (a) GARAGES THAT ARE NOT THE MOST
16 PREDOMINANT DESIGN FEATURE AND ARE
17 SETBACK FURTHER FROM THE STREET THAN THE
18 HOUSE FRONTAGE;

19
20 (b) SIDE LOADED, OR REAR LOADED GARAGES; AND

21
22 (c) FRONT PORCHES WHICH PROVIDE AN
23 OPPORTUNITY FOR RESIDENTS TO INTERACT
24 WITHIN THE NEIGHBORHOOD.

25
26 (5) COMMUNITY GATHERING FACILITIES, SUCH AS A COVERED
27 PAVILION, COMMUNITY BULLETIN BOARDS, COMMUNITY
28 ART OR COMMUNITY CENTERS, GARDENS OR OTHER
29 SIMILAR AMENITIES;
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- (6) SHARED PEDESTRIAN AND BICYCLE FACILITIES AND BIKE RACKS WHERE FEASIBLE;
- (7) COVERED BUS STOPS;
- (8) A TRAIL SYSTEM WITHIN AND CONNECTING OPEN SPACE OR ROADS TO ADJACENT PROPERTIES; OR ALTERNATIVES SUCH AS MOWED GRASS OR PERVIOUS CONCRETE, WITH IMPROVEMENTS SUCH AS LIGHTING, STREET FURNITURE AND LANDSCAPING, AND SIGNAGE PROVIDED AT TRAIL HEADS AND ALONG TRAILS;
- (9) THE DEVELOPMENT DEMONSTRATES ITS COMMITMENT TO ENVIRONMENTAL STEWARDSHIP THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING ELEMENTS:
 - (a) CONSERVATION LANDSCAPING;
 - (b) WATER RE-USE;
 - (c) RENEWABLE ENERGY, OR OTHER ENERGY EFFICIENCY MEASURES DETAILED IN HOA COVENANTS FOR PRIVATE LOTS AND/OR COMMUNITY FACILITIES;
 - (d) LIMITED OR NO STREAM CROSSINGS;OR
 - (e) DISTURBANCE OF STEEP SLOPES OR OTHER ENVIRONMENTAL FEATURES ON LOTS ARE MINIMIZED;
- (10) A PLAN TO RELOCATE EXISTING TREES TO MEET SOME OF THE LANDSCAPING/STREET TREE REQUIREMENTS OR STREET TREE CALIPER PROVIDED THAT IS LARGER THAN REQUIRED;

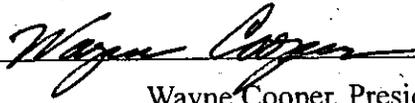
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- (11) SIDEWALKS ON BOTH SIDES OF THE STREET, WHICH SHALL BE AT LEAST FIVE (5) FEET IN WIDTH, WHERE FEASIBLE, AS DETERMINED BY THE PLANNING DIRECTOR;
- (12) VEHICLE OR PEDESTRIAN INTER-PARCEL CONNECTIONS TO ADJACENT NEIGHBORHOODS OR TYING INTO EXISTING VEHICLE OR PEDESTRIAN FACILITIES;
- (13) A GRID OF INTERCONNECTED STREET NETWORK WITH PARKS OR CIVIC USES IN OR NEAR THE CENTER OF NEIGHBORHOODS; AND
- (14) DESIGNATED ADDITIONAL GUEST PARKING OF AT LEAST 10% ABOVE THE NUMBER OF PARKING SPACES REQUIRED IN ARTICLE XX OF THIS CHAPTER AND SPREAD THROUGHOUT THE PROJECT. THIS ELEMENT APPLIES SOLELY TO PROJECTS THAT HAVE TOWNHOUSES OR MULTI-FAMILY HOUSING UNITS.

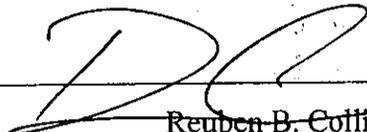
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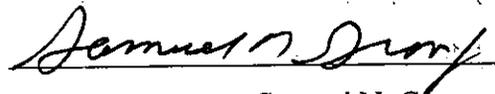
SECTION 2. BE IT FURTHER ENACTED, that this Act shall take effect TEN (10)
calendar days after it becomes law.

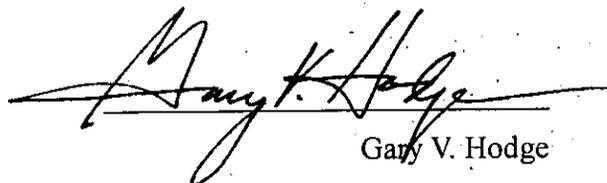
COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND


Wayne Cooper, President

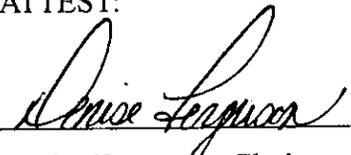

Edith J. Patterson, Vice President


Reuben B. Collins, II


Samuel N. Graves, Jr.


Gary V. Hodge

ATTEST:


Denise Ferguson, Clerk