

Appendix D

Zoning Districts

A. BASE ZONING DISTRICTS:

LOW- DENSITY SUBURBAN RESIDENTIAL ZONE - RL

This zone provides for low to medium density residential development in areas where public water and sewer, roads, and other public facilities are not currently available, adequate, or planned for the immediate future, but might be provided through design and construction of sewer treatment facilities.

MEDIUM - DENSITY SUBURBAN RESIDENTIAL ZONE - RM

This zone provides for medium to high density residential development in those areas of the Development District and Town Centers where public water and sewer and other public facilities are available and can support higher development densities.

HIGH - DENSITY RESIDENTIAL ZONE - RH

This zone provides high-density residential development within and adjacent to the Urban Core of the Development District.

RESIDENTIAL/OFFICE ZONE - RO

This zone accommodates a mixture of office and residential uses in a manner that assures that low-intensity commercial uses are compatible with adjacent dwellings. This zone may serve as a transition between higher-intensity commercial uses and residential uses.

NEIGHBORHOOD COMMERCIAL ZONE - CN

This zone provides limited retail and commercial services which satisfy those basic daily consumer needs of residential neighborhoods. Standards are established to minimize impacts on residential zones by providing for similar building massing and low concentration of vehicular traffic.

COMMUNITY COMMERCIAL ZONE - CC

This zone provides a wide range of commercial uses and establishments to serve several neighborhoods in appropriate locations along major roads while discouraging strip development.

CENTRAL BUSINESS ZONE - CB

This zone provides appropriate locations for high intensity commercial uses and encourages development consistent with a traditional downtown area. This zone is located in Town Centers and the Urban Core as designated in the Comprehensive Plan.

BUSINESS PARK ZONE - BP

This zone concentrates business and light industrial uses in a park like setting to promote economic development and job creation while protecting the environment and reducing impacts on the surrounding residential neighborhood.

GENERAL INDUSTRIAL ZONE - IG

This zone provides appropriate locations for industrial uses of a moderate scale and intensity.

HEAVY INDUSTRIAL ZONE -IH

This zone provides appropriate locations for large scale or intensive processing which may generate substantially more impact on surrounding properties than intended in the General Industrial Zone.

PLANNED UNIT DEVELOPMENT – PUD

This zone recognizes the existing Planned Unit Development of St. Charles.

WATERFRONT PLANNED COMMUNITY - WPC

This zone recognizes the existing Waterfront Planned Community of Swan Point.

WATERSHED CONSERVATION - WCD (To be developed. Formerly the area known as Deferred Development District)

This zone maintains low-density residential development, preserves the rural environment and natural features and established character of the area to protect watershed areas and maintain a low impervious surface ratio. It also maintains existing agricultural and aquaculture activities and the land base. The density provision of the WC Zone and the Table of Permissible Uses of 1 unit per 20 acres shall apply to any property zoned WC.

VILLAGE COMMERCIAL ZONE - CV

This zone provides for appropriate locations for limited commercial activities to serve the rural areas of the County.

AGRICULTURAL CONSERVATION (AC)

This zone provides for a full range of agricultural and farming activities and protects these established uses from encroachment. Although it allows for residential development at one unit per 3 acres, it is further restricted by the Tier Map which limits development to minor subdivisions of no more than 7 lots. These areas are within the Priority Preservation Area (PPA) and targeted for farmland conservation easements. Stream valley areas will have a density of one unit per 10 acres.

RURAL CONSERVATION (RC)

While this zone allows agriculture and development, it varies from the AC zone in that the main intent or use of the land is for low density residential uses which also preserves the natural and rural environment and character of the area. Stream valley areas will have a density of one unit per 10 acres.

RURAL RESIDENTIAL ZONE - RR

This zone provides for low to moderate residential densities in areas closer to portions of the Development District and Incorporated Towns. These areas contain or are within the sphere of influences of community facilities and services including schools and are in proximity to major transportation network components. Stream valley areas will have a density of one unit per 10 acres.

VILLAGE RESIDENTIAL ZONE - RV

This zone directs new residential growth into villages by providing low to medium density residential development where the pattern of development has previously been established.

CORE RETAIL RESIDENTIAL – CRR

This zone provides for development which successfully integrates a mixture of complementary high density land uses that are primarily retail but may also include residential, commercial services, employment and civic uses, to create economic and social vitality and encourage the linking of trips in the Bryans Road Town Center.

CORE EMPLOYMENT RESIDENTIAL – CER

This zone provides for development which successfully integrates a mixture of complementary high density land uses that are primarily employment and residential but may also include retail, commercial services, and civic uses, to create economic and social vitality and encourage the linking of trips in the Bryans Road Town Center.

CORE MIXED RESIDENTIAL – CMR

This zone provides for high density residential development adjacent to the Bryans Road Town Center core employment/residential and retail/residential areas. It incorporates a mix of housing types and uses, along with traditional neighborhood design principles.

WALDORF CENTRAL – WC

This zone provides for high-density development in the pattern of the downtown core of a traditional town, with a mix and intensity of uses supportive of rail transit. This is one of two zones in the Waldorf Urban Redevelopment Corridor.

ACTON URBAN CENTER – AUC

This zone provides for high-density, urban-scaled development in the pattern of the downtown core, with a mix and intensity of uses supportive of rail transit. This is one of two zones in the Waldorf Urban Redevelopment Corridor.

B. OVERLAY ZONING DISTRICTS:

HIGHWAY CORRIDOR – HC

The purpose of this zone is to protect the aesthetic and visual character of land adjacent to major highway corridors and to provide for and promote orderly development along these corridors.

RESOURCE PROTECTION – RPZ

The purpose of this zone is to protect stream valley habitat and stream water quality.

PLANNED DEVELOPMENT OVERLAY ZONES: The objectives of these zones is to encourage innovative and creative design of residential, commercial and industrial development; and 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.

PLANNED RESIDENTIAL DISTRICT - PRD – This provides for a unified residential development consistent with the densities of the Comprehensive Plan. It supports flexibility of design and integration of compatible residential units at various densities for greater efficiency, environmental sensitivity and provision of public amenities.

MIXED USE DISTRICT – MX – The purpose of this district is to integrate residential, commercial, industrial and institutional uses into a master planned development and to encourage the reduction of travel time between the home and workplace with the integration of roads, infrastructure and design.

PLANNED EMPLOYMENT PARK – PEP – To establish development of light and medium industrial uses along with commercial uses and to encourage an attractive appearance with landscaping. It should be served by major highways and clearly suitable for intensive development with minimal curb cuts.

PLANNED MANUFACTURED HOME PARK – PMH - The purpose is to establish standards for manufactured home residential developments and related recreational and service needs in appropriate locations, such as near existing facilities. This includes flexibility of design and encouragement upgrading of existing facilities.

STREAM VALLEYS – Major stream valleys (aside from Mattawoman Creek) will have a density of one unit per 10 acres. Mattawoman Creek stream valley is assigned a density of one unit per 20 acres.

TRANSIT ORIENTED DEVELOPMENT – TOD – To promote integrated, high density, transit oriented development along major transportation arteries where transit opportunities exist or are planned for future transportation systems. To integrate high density residential with commercial, institutional, recreational and possibly industrial uses into a transit oriented theme of development.

C. CHESEAPEAKE BAY CRITICAL AREA OVERLAY ZONES:

These are areas which are adjacent or near shorelines and which has been determined to be critical for the protection of the Chesapeake Bay and therefore restricted in development uses depending upon the location.

INTENSE DEVELOPMENT ZONE (IDZ) – A mapped area of at least 20 acres where residential, commercial, institutional, or industrial developed land uses predominate and a relatively small amount of natural habitat occurs. The Intense Development Zone includes:

- A. An area with a housing density of at least four dwelling units per acre; or,
- B. An area with public water and sewer systems with a housing density of more than three dwelling units per acre.

LIMITED DEVELOPMENT ZONE (LDZ) – A mapped area that is developed in low or moderate intensity uses and contains areas of natural plant and animal habitat and where the quality of runoff has not been substantially altered or impaired. The Limited Development Zone includes an area:

- A. With a housing density ranging from one dwelling unit per five acres up to four dwelling units per acre;
- B. With a public water or sewer system;
- C. That is not dominated by agricultural land, wetland, forests, barren land, surface water, or open space; or,
- D. That is less than 20 acres and otherwise qualifies as an Intense Development Zone.

RESOURCE CONSERVATION ZONE (RCZ) – A mapped area that:

- A. Is characterized by nature dominated environments, such as wetlands, surface water, forests, and open space; and,
- B. Resource-based activities, such as agriculture, forestry, fisheries, or aquaculture.
- C. Resource Conservation Zone includes an area with a housing density of less than one dwelling unit per five acres.

D. FUTURE ZONING CHANGES:

This Comprehensive Plan envisions several changes to zoning districts which will be implemented after the Plan is adopted. These include a new Suburban Large Lot (SL) Zoning District and a new Watershed Conservation District (WCD) and new Village Zoning Districts. A Comprehensive Rezoning will be processed as part of the new plan implementation process and include these changes. A Mount Vernon Overlay Zoning District and revisions to existing Village Zoning Districts may also be needed to implement the plan.