

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2010 Legislative Session

Legislative Day #

BILL NO. 2010-02

Introduced by: Charles County Commissioners

Zoning Text Amendment #09-110 - Waldorf Activity Center Zones

Date introduced: 2/9/2010

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

Commissioners Action: __/__/2010

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

Pass/Fail:

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

Remarks: _____

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2010 Legislative Session

Bill No. 2010-02

Chapter. No. 297

Introduced by Charles County Commissioners

Date of Introduction February 9, 2010

BILL

1 AN ACT concerning:

2 **Waldorf Activity Center Zones**

3

4 FOR the purpose of:

5 Amending the Charles County Zoning Ordinance in order to implement
6 Activity Center zoning.

7

8 BY adding:

9

10 Chapter 297- Zoning Ordinance

11 Article IV, § 63, add the WC and AUC Zones to Figure IV-1- Table of
12 Permissible Uses.

13 *Code of Charles County, Maryland*

14 *(June, 2006)*

15

16 Chapter 297- Zoning Ordinance

17 Article VI, § 297-96, Activity Center Zones; Figure VI-8, “Thresholds and
18 Applicability of Standards”; and Figure VI-9, “Schedule of Zone Regulations
19 for Activity Center Zones”.

20 *Code of Charles County, Maryland*

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

(June, 2006)

BY repealing and adding with amendments:

Chapter 297- Zoning Ordinance

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

Code of Charles County, Maryland

(June, 2006)

Chapter 297- Zoning Ordinance

Article II, § 297-27, Exceptions and modifications to minimum height requirements.

Code of Charles County, Maryland

(June, 2006)

Chapter 297- Zoning Ordinance

Article III, § 49 Word usage; definitions.

Code of Charles County, Maryland

(June, 2006)

Chapter 297- Zoning Ordinance

Article V, § 75, Residential density.

Code of Charles County, Maryland

(June, 2006)

Chapter 297- Zoning Ordinance

Article VII, Figure VII- Location of Planned Development Zones.

Code of Charles County, Maryland

(June, 2006)

1 Chapter 297- Zoning Ordinance
2 Article X, § 297-151, Figure X-1, Road Corridor Bufferyard and Building
3 Setback Requirements.
4 *Code of Charles County, Maryland*
5 *(June, 2006)*

6
7 Chapter 297- Zoning Ordinance
8 Article XIII, § 297-212, Uses corresponding with Table of Permissible Uses.
9 *Code of Charles County, Maryland*
10 *(June, 2006)*

11
12 Chapter 297- Zoning Ordinance
13 Article XV, § 297-242, Requirements.
14 *Code of Charles County, Maryland*
15 *(June, 2006)*

16
17 Chapter 297- Zoning Ordinance
18 Article XVI, § 297-258, Roads.
19 *Code of Charles County, Maryland*
20 *(June, 2006)*

21
22 Chapter 297- Zoning Ordinance
23 Article XVII, § 297-278, Definitions.
24 *Code of Charles County, Maryland*
25 *(June, 2006)*

26
27 Chapter 297- Zoning Ordinance
28 Article XVIII, § 297-301, Road and Sidewalk Requirements in Unsubdivided
29 Developments.
30 *Code of Charles County, Maryland*

1 *(June, 2006)*

2

3 Chapter 297- Zoning Ordinance

4 Article XXII, § 297-370, Figures XXII-1, XXII-2, and XXII-3.

5 *Code of Charles County, Maryland*

6 *(June, 2006)*

7

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

11

12 **§ 297-26. General yard requirements.**

13

14 C. Exceptions and modifications to minimum yard requirements.

15

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

18

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

21

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

25

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

27

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

29

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

(f) STRUCTURES (INCLUDING BUT NOT LIMITED TO AWNINGS, CANOPIES, PORCHES, ETC.) IN THE WC AND AUC ZONES SHALL BE ALLOWED TO PROJECT INTO THE MINIMUM FRONT SETBACK AREA IN ACCORDANCE WITH § 297-96(D)(4).

§ 297-49. Word Usage; Definitions

E. Definitions

FAÇADE - THE EXTERIOR ELEVATION OR FACE OF A BUILDING FROM GROUND LEVEL TO ROOFLINE.

LANDSCAPE AREA – AN AREA CONTAINING PLANT MATERIALS, INCLUDING TREES, SHRUBS, GROUND COVER AND OTHER VEGETATION, ESTABLISHED AND MAINTAINED FOR ENHANCING THE APPEARANCE OF THE SITE, NOISE REDUCTION, BUFFERING OR SCREENING. WHERE APPROPRIATE, A LANDSCAPE AREA MAY ALSO INCLUDE WALLS OR FENCES, BENCHES, TERRACES, PATHWAYS AND SIMILAR FEATURES.

MIXED-USE BUILDING - A BUILDING IN WHICH THE PREDOMINANT USES ON THE FIRST FLOOR ARE RETAIL, RESTAURANT, OR COMMERCIAL SERVICES AND THE PREDOMINANT USES ON THE UPPER LEVELS ARE RESIDENTIAL APARTMENTS OR OFFICES.

1 **MIXED-USE BUILDING, RESIDENTIAL – A MIXED USE BUILDING**
2 **DESIGNED FOR RESIDENTIAL USE ON AN LEAST ONE LEVEL ABOVE**
3 **THE FIRST FLOOR.**

4

5 **MULTI-FAMILY – A BUILDING OR PORTION THEREOF CONTAINING**
6 **THREE OR MORE DWELLING UNITS.**

7

8 **STORY (OF A BUILDING) - A PORTION OF A BUILDING THAT IS**
9 **ACCESSIBLE BY AN INTERIOR STAIRWAY, DESIGNED AND**
10 **CONSTRUCTED TO BE OCCUPIED FOR HUMAN ACTIVITY, AND**
11 **LOCATED BETWEEN THE SURFACE OF ANY FLOOR AND THE SURFACE**
12 **OF THE FLOOR NEXT ABOVE IT, OR, IF THERE IS NO FLOOR ABOVE IT,**
13 **BETWEEN THE FLOOR AND THE CEILING ABOVE IT.**

14

15 **TOP PLATE HEIGHT - THE VERTICAL DISTANCE FROM THE LOWEST**
16 **GRADE AT THE STRUCTURE’S FOUNDATION TO THE BUILDING’S**
17 **CORNICE, SOFFIT OR TOP OF PARAPET WALL.**

§ 297-63. Table of Permissible Uses. Add the WC and AUC Zones to Figure IV-1-
Table of Permissible Uses.

**Figure IV-1
Table of Permissible Uses for Activity Center Zones**

KEY:
P = Permitted
PC = Permitted with Conditions
SE = Special Exception
Blank = Not Permitted
* = See 91(d) Commercial

	WALDORF CENTRAL ZONE (WC)	ACTON URBAN CENTER ZONE (AUC)
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		
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		
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		
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale		
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		
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building		
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture		
1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances, and statues		
1.01.450 Poultry houses, hog operations with 6 or more hogs		
1.01.460 Slaughterhouses		
1.01.470 Processing and selling products raised on-site		
1.01.500 Commercial Stables		
1.01.600 Farrier services		
1.01.700 Use of heavy cultivating machinery, spray planes, or irrigating machinery		
1.02.000 Forestry		
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
1.03.120 Open-air produce markets	P	P
1.03.200 Horticultural sales with outdoor display		
1.03.300 Livestock markets		
1.04.000 Hunting and fishing cabins		
1.05.000 Commercial green house operation		
1.05.100 No on-premise sale		
1.05.200 On-premise sales permitted		
1.06.000 Kennel, commercial		
1.07.000 Cat boarding facility	P	P
2.00.000 MARINE		
2.01.000 Marina, including boat sales and repair and boat rental including sailboards and jet skis		

	WALDORF CENTRAL ZONE (WC)	ACTON URBAN CENTER ZONE (AUC)
2.02.000 Seafood processing		
2.02.100 Seafood processing and seafood operations with products raised or harvested off-site		
2.02.200 Seafood processing and seafood operations with products raised on the premises		
2.03.000 Marine terminal		
2.04.000 Commercial fishing		
3.00.000 RESIDENTIAL		
3.01.00 Single-family detached		
3.01.100 Single-family detached		
3.01.200 Lot line		
3.01.300 Patio/Court/Atrium		
3.01.400 Class A manufactured home		
3.01.500 Class B manufactured home		
3.01.600 Tenant house		
3.01.700 Primary residence with accessory apartment		
3.01.800 Single Room Occupancy Units		
3.02.000 Single-family attached		
3.02.100 Duplex		
3.02.200 Townhouse	PC	PC
3.02.300 Multiplex	PC	PC
3.03.000 Multi-family		
3.03.100 Garden apartment	PC	PC
3.03.200 Mid-rise	PC	PC
3.03.300 Hi-rise		PC
3.03.400 Commercial apartment	PC	PC
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
3.04.120 With between 9 and 16 people	SE	SE
3.04.200 Day care		
3.04.210 Day-care home (having fewer than 9 recipients)	P	P
3.04.220 Day-Care center, day nursery (between 9 and 30 care recipients)	P	P
3.04.300 Halfway house	SE	SE
3.04.400 Elderly care homes		
3.04.410 Elderly care homes (1 - 8 people)	P	P
3.04.420 Elderly care homes (9 - 16 people)	SE	SE
3.04.500 Retirement housing complex	P	P
3.05.000 Miscellaneous rooms for rent situations		
3.05.100 Rooming houses, boarding houses rented by the month	PC	PC
3.05.200 Bed and breakfast, tourist homes	PC	PC
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations	P	P
3.05.400 Country Inn		
3.06.000 Shelters, permanent		
3.07.000 Migrant workers housing		
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)		
4.01.120 Trade or vocational schools	P	P
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	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
4.01.300 Private libraries, museums, art centers, and similar uses (including those		

	WALDORF CENTRAL ZONE (WC)	ACTON URBAN CENTER ZONE (AUC)
associated education and instructional activities)		
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	P	P
4.01.320 Located within any other structure	P	P
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls, and similar uses	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	P	P
4.02.120 Movie theatres, theatres, coliseums and stadiums		
4.02.121 Seating capacity of not more than 300	P	P
4.02.122 Seating capacity up to 1000	P	P
4.02.123 Coliseums and stadiums with seating capacity more than 1,000		
4.02.130 Indoor rifle and pistol ranges		
4.02.140 Off-track betting facilities	P	P
4.02.200 Activity conducted primarily outside enclosed buildings or structures		
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development		
4.02.220 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, approved as part of a residential development	P	P
4.02.230 Recreation vehicle parks		
4.02.240 Campgrounds and camps		
4.02.250 Automobile and motorcycle racing tracks		
4.02.260 Drive-in movie theatres, open-air theatres, and amphitheatres		
4.02.270 Amusement and theme parks		
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		
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons		
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	P	P
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	P	P
4.04.000 Emergency Services		
4.04.100 Fire Stations	P	P
4.04.200 Rescue squads, ambulance services	P	P
4.05.000 Miscellaneous public and semi-public facilities		
4.05.100 Post Office		
4.05.110 Local	P	P
4.05.120 Regional		
4.05.200 Airport		
4.05.210 Private use		
4.05.220 General aviation airport		
4.05.300 Helicopter facilities		
4.05.310 Heliports		
4.05.320 Helistops		PC
4.06.000 Public utilities (including towers and related structures)		
4.06.100 Neighborhood essential service	P	P
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower	SE	SE
4.06.300 Towers more than 50 feet tall	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P
4.06.500 Wireless communication antennae	PC	PC

	WALDORF CENTRAL ZONE (WC)	ACTON URBAN CENTER ZONE (AUC)
4.07.000 Satellite dishes and earth stations		
4.07.100 Earth stations		
4.07.200 Satellite dishes	PC	PC
4.08.000 Cemeteries and crematoriums		
4.08.100 Cemeteries		
4.08.110 Family burial sites		
4.08.120 Other cemeteries		
4.08.200 Crematoriums		
4.09.000 Transportation		
4.09.100 Bus stations, train stations	P	P
4.09.200 Park and ride facilities	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.)	P	P
5.01.112 Personal services (see definition)	P	P
5.01.113 Dry cleaning/laundry and laundromats	P	P
5.01.114 Banks and financial institutions	P	P
5.01.115 Business services	P	P
5.01.116 Office or clinics of physicians, dentist, and chiropractors	P	P
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	PC	PC
5.02.400 Veterinarians and veterinary hospitals	PC	PC
5.02.500 Nursery schools and day care centers with more than 30 children	P	P
6.00.00 COMMERCIAL		
6.01.100 Commercial sales and rental of goods, merchandise and equipment		
6.01.100 Retail sales		
6.01.110 Building floor space <15,000 sq. ft./parcel		
6.01.111 Shoppers merchandise stores (see definition)	P	P
6.01.112 Specialty shops (see definition)	P	P
6.01.113 Antique shops, art galleries	P	P
6.01.120 Building floor area > 15,000 sq. ft.		
6.01.121 Shoppers merchandise stores (see definition)	P	P
6.01.122 Specialty shops (see definition)	P	P
6.01.123 Antique shops, art galleries	P	P
6.01.130 General merchandise (see definition)		
6.01.140 Convenience Stores	P	P
6.01.150 Retail Sales over 100,000 sq. ft. on one floor (see definition)		
6.01.200 Wholesale sales (see definition)		
6.02.000 Restaurants		
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters	P	P
6.02.200 Restaurant, fast food carry-out and delivery	P	P
6.02.300 Restaurant, fast food drive-in and drive-thru		
6.02.310 With direct highway access to a public road		
6.02.320 Part of a shopping center with no direct access to a public road		
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		
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers.		
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		

	WALDORF CENTRAL ZONE (WC)	ACTON URBAN CENTER ZONE (AUC)
6.03.320 Motor vehicle fuels sales		
6.03.321 Associated with commercial uses >3,500 sq. ft.		
6.03.322 All other		
6.03.330 Car wash		
6.03.400 Motor vehicle painting and body work		
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	SE
7.01.120 Buildings >10,000 sq. ft. per parcel		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		
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils		
7.01.230 Saw mills		
7.01.240 Alcoholic beverage manufacturing		
7.01.241 Brewery producing 100 K or > barrels annually (State Class 5A), Distillery		
7.01.242 Brewery producing <100 K barrels annually (State Class B)		
7.01.250 Winery		
7.01.260 Fertilizer mixing plants		
7.01.270 Brick or block manufacturing		
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening		
7.01.290 Wood/stump grinding		
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		
7.02.110 Automobile parking garage	PC	PC
7.02.120 Automobile parking lot		
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 > 15,000 pounds gross vehicle weight		
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight		
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards		
7.04.000 Research facilities and laboratories		
7.04.100 Without processing of materials		P
7.04.200 With processing or manufacturing of materials		SE
7.05.000 Mineral extraction		
7.05.100 Surface mining		
7.05.110 of < 10 acres		

	WALDORF CENTRAL ZONE (WC)	ACTON URBAN CENTER ZONE (AUC)
7.05.120 of > 10 acres		
7.05.200 Wells for oil, natural gas, or petroleum		
7.06.000 Pozzolan Management Facility		
8.00.000 MIXED -USE		
8.01.000 MIXED-USE BUILDING	P	P
8.02.000 MIXED-USE BUILDING, RESIDENTIAL	P	P

1

1 **§ 297-75. Residential Density**

- 2
- 3 A. Subject to Subsections B, C and D, every lot developed for residential purposes
4 shall have the number of square feet per dwelling unit indicated in the Schedule of
5 Zone Regulations tables in Article VI. In determining the number of dwelling
6 units permissible on a tract of land, the base densities established in Figure V-1
7 shall be used. When calculating the number of dwelling units for a tract of land,
8 fractions of a dwelling unit shall be rounded to the nearest whole number. The
9 established residential densities work in combination with minimum lot sizes to
10 limit the number of units that can be located on a given property. As a result, it
11 may not always be feasible to achieve the permitted density on a given property
12 through conventional subdivision of minimum sized lots. In many cases, the
13 development must meet clustering standards to achieve the established density. In
14 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
16 development floating zone be used to achieve the permitted density.
- 17
- 18 B. On lots containing 12,000 square feet or less, two-family conversions in primary
19 residences with an accessory shall be allowed only on lots containing 50% more
20 than the minimum square footage required for one dwelling unit in the zone.
- 21
- 22 C. Bonus densities over the base densities shall be permitted as set forth in Article
23 VIII, Development Guidance System; Article XIV, Cluster Development; and,
24 Article XV, Moderately Priced Dwellings. Figure V-1 illustrates how this range
25 of densities may be reached through the various degrees of performance. Figure
26 V-2 illustrates the range of densities that can be achieved through density bonuses
27 applied to the base zone and by the application of a planned development zone.
- 28
- 29 D. An accessory apartment shall not constitute a dwelling unit for purposes of
30 density calculations.

1

2 **E. RESIDENTIAL DENSITY IN THE ACTIVITY CENTER ZONES IS**
3 **ESTABLISHED IN ARTICLE VI, § 297-96.**

4

1 **§ 297-96. ACTIVITY CENTER ZONES.**

2

3 **A. OBJECTIVES.**

4 **(1) THE ACTIVITY CENTER ZONES ARE ESTABLISHED TO**
5 **PROMOTE AND REQUIRE FORMS OF DEVELOPMENT THAT**
6 **CREATE COHESIVE COMMUNITIES THROUGH THE**
7 **INTEGRATION OF RESIDENTIAL, RETAIL, BUSINESS, OFFICE**
8 **AND CIVIC USES INTO A NETWORK OF STREETS,**
9 **PEDESTRIAN WAYS AND OPEN SPACE. ACTIVITY CENTER**
10 **ZONES ARE INTENDED TO ACHIEVE THE FOLLOWING**
11 **OBJECTIVES:**

12 **(a) RANGE OF USES. PERMIT RESIDENTIAL, OFFICE,**
13 **RETAIL, COMMERCIAL SERVICE AND**
14 **INSTITUTIONAL USES. RESTRICT HIGHWAY-**
15 **ORIENTED COMMERCIAL USES.**

16 **(b) RANGE OF HOUSING. PERMIT A RANGE OF HOUSING**
17 **TYPES, INCLUDING MIXED-USE BUILDINGS,**
18 **ATTACHED, AND MULTIFAMILY DWELLINGS.**

19 **(c) STREET NETWORK. CREATE A GRID STREET**
20 **NETWORK THAT PROVIDES MULTIPLE MEANS OF**
21 **GETTING TO DESTINATIONS.**

22 **(d) STREETSCAPE CHARACTER. CREATE ATTRACTIVE**
23 **STREETSCAPES WITH A LIVELY, PEDESTRIAN-**
24 **ORIENTED CHARACTER.**

25 **(e) MODES OF TRANSPORTATION. PROVIDE**
26 **PEDESTRIAN, BICYCLE AND TRANSIT LINKAGES.**

27 **(f) OPEN SPACE. PROVIDE PARKS, PLAZAS AND**
28 **GREENWAYS AS COMMUNITY GATHERING SPACES**
29 **AND NATURAL AREAS.**

- 1 (g) BUILDING FORM. PROMOTE BUILDING FORMS THAT
- 2 RESPECT AND IMPROVE THE INTEGRITY OF
- 3 STREETS, OPEN SPACES AND OTHER PUBLIC AREAS.
- 4 (h) VISUAL HARMONY. PROMOTE HARMONY IN THE
- 5 VISUAL RELATIONSHIPS AND TRANSITIONS
- 6 BETWEEN BUILDINGS.
- 7 (i) TRANSITION TO OTHER DISTRICTS. PROVIDE
- 8 TRANSITIONS OR BUFFERS SO THAT NEW
- 9 DEVELOPMENT IS COMPATIBLE WITH OR
- 10 PROTECTIVE OF SURROUNDING RESIDENTIAL USES.

11 (2) WALDORF CENTRAL ZONE (WC). THIS ZONE PROVIDES FOR

12 MODERATE- TO HIGH-DENSITY DEVELOPMENT IN THE

13 PATTERN OF THE DOWNTOWN CORE OF A TRADITIONAL

14 TOWN, WITH A MIX AND INTENSITY OF USES SUPPORTIVE

15 OF RAIL TRANSIT. DEVELOPMENT IS TO BE CONSISTENT

16 WITH THE DOWNTOWN WALDORF VISION PLAN AND

17 DESIGN GUIDELINES ADOPTED BY THE COUNTY

18 COMMISSIONERS.

19 (3) ACTON URBAN CENTER ZONE (AUC). THIS ZONE PROVIDES

20 FOR HIGH DENSITY, URBAN-SCALED DEVELOPMENT WITH

21 A MIX AND INTENSITY OF USES SUPPORTIVE OF RAIL

22 TRANSIT. DEVELOPMENT IS TO BE CONSISTENT WITH THE

23 DOWNTOWN WALDORF VISION PLAN AND DESIGN

24 GUIDELINES ADOPTED BY THE COUNTY COMMISSIONERS.

25

26 **B. USES PERMITTED.**

27 (1) PERMITTED USES SHALL BE IN CONFORMANCE WITH THE

28 TABLE OF PERMISSIBLE USES (FIGURE IV-2).

1 **(2) THE FOLLOWING ADDITIONAL REQUIREMENTS APPLY TO**
2 **THE PERMITTED USES OF LAND WITHIN THE WALDORF**
3 **CENTRAL AND ACTON URBAN CENTER ZONES:**

- 4 **(a) MIXED USE BUILDINGS ARE ENCOURAGED.**
- 5 **(b) BUILDINGS ABUTTING AN ARTERIAL HIGHWAY (U.S.**
6 **301 AND MD BUSINESS ROUTE 5) OR A WALDORF**
7 **URBAN MAJOR COLLECTOR, AS IDENTIFIED IN THE**
8 **DOWNTOWN WALDORF VISION PLAN AND DESIGN**
9 **GUIDELINES, SHALL BE DEVELOPED FOR MIXED USE**
10 **OR NON-RESIDENTIAL USE. NO SOLELY RESIDENTIAL**
11 **BUILDINGS ARE PERMITTED IN THESE LOCATIONS.**
- 12 **(c) RESIDENTIAL USES IN MIXED USE BUILDINGS SHALL**
13 **BE ABOVE THE GROUND FLOOR.**
- 14 **(d) THE RETAIL COMPONENT OF MIXED USE BUILDINGS**
15 **SHALL BE PRIMARILY ON THE GROUND FLOOR OF**
16 **THE BUILDING AND ORIENTED TOWARDS A PUBLIC**
17 **STREET.**

18 **C. DENSITY - WC AND AUC ZONES**

19 **THE FOLLOWING REQUIREMENTS APPLY IN THE WALDORF**
20 **CENTRAL AND ACTON URBAN CENTER ZONES:**

- 21 **(1) ATTACHED RESIDENCES (TOWNHOUSE AND MULTIPLEX)**
22 **SHALL BE BUILT AT A MINIMUM DENSITY OF 12 DWELLING**
23 **UNITS PER ACRE AND A MAXIMUM DENSITY OF 36**
24 **DWELLING UNITS PER ACRE.**
- 25 **(2) GARDEN APARTMENT, MID-RISE AND HIGH-RISE**
26 **DWELLINGS IN RESIDENTIAL-ONLY BUILDINGS SHALL BE**
27 **SUBJECT TO A MINIMUM DENSITY OF 15 DWELLING UNITS**

1 PER ACRE. THERE IS NO MINIMUM DENSITY FOR
2 APARTMENTS WITHIN MIXED-USE BUILDINGS.

3 (3) THERE ARE NO MAXIMUM DENSITY REQUIREMENTS FOR
4 APARTMENTS. THE FLOOR AREA RATIO AND BUILDING
5 HEIGHT REQUIREMENTS IN THE SCHEDULE OF ZONE
6 REGULATIONS DETERMINE THE ALLOWED SCALE AND
7 INTENSITY OF APARTMENT AND MIXED USE
8 DEVELOPMENT.

9 (4) TRANSFERABLE DEVELOPMENT RIGHTS (TDRS) ARE
10 REQUIRED AT THE FOLLOWING RATES:

11 (a) NO TDRS ARE REQUIRED FOR THE FIRST 12
12 DWELLING UNITS PER ACRE.

13 (b) FOR ATTACHED RESIDENCES, ONE TDR IS REQUIRED
14 PER DWELLING UNIT IN EXCESS OF 12 UNITS PER
15 ACRE.

16 (c) FOR GARDEN APARTMENT, MID-RISE OR HIGH-RISE
17 RESIDENCES IN RESIDENTIAL-ONLY BUILDINGS, ONE
18 TDR IS REQUIRED PER TWO DWELLING UNITS OR
19 FRACTION THEREOF IN EXCESS OF 12 UNITS PER
20 ACRE.

21 (d) IN MIXED-USE BUILDINGS, ONE TDR IS REQUIRED
22 PER THREE DWELLING UNITS OR FRACTION
23 THEREOF IN EXCESS OF 12 UNITS PER ACRE.

24 **D. BUILDING AND LOT REQUIREMENTS.**

25 (1) GENERAL. THE LAYOUT AND DESIGN OF LOTS,
26 STRUCTURES AND OTHER IMPROVEMENTS SHALL
27 CONTRIBUTE TO THE FOLLOWING GOALS:

- 1 (a) **PRIMARY BUILDING FACADES SHALL BE ORIENTED**
2 **TOWARD THE STREET AND PUBLIC REALM.**
- 3 (b) **PUBLIC AND PRIVATE SPACE SHALL BE CLEARLY**
4 **DEFINED AS PUBLIC WITH OPEN VIEWS AND**
5 **SURVEILLANCE, OR AS PRIVATE AND PROTECTED.**
- 6 (c) **SERVICE AREAS AND MECHANICAL EQUIPMENT**
7 **SHALL BE LOCATED AWAY FROM THE STREET.**
- 8 (d) **OFF-STREET PARKING AREAS SHALL BE LOCATED**
9 **AWAY FROM THE STREETS AND SHARED BY**
10 **MULTIPLE OWNERS/USES WHENEVER POSSIBLE.**
- 11 (2) **THE REQUIREMENTS IN THE SCHEDULE OF ZONE**
12 **REGULATIONS, FIGURE VI-9, SHALL APPLY SUBJECT TO**
13 **OTHER REQUIREMENTS OF THIS CHAPTER.**
- 14 (3) **THE FOLLOWING REQUIREMENTS APPLY IN ADDITION TO**
15 **THE HEIGHT REQUIREMENTS ESTABLISHED IN THE**
16 **SCHEDULE OF ZONE REGULATIONS:**
- 17 (a) **MAXIMUM FLOOR-TO-CEILING HEIGHT FOR THE**
18 **GROUND FLOOR: 16 FEET.**
- 19 (b) **MAXIMUM FLOOR-TO-CEILING HEIGHT FOR EACH**
20 **STORY ABOVE THE GROUND STORY: 12 FEET.**
- 21 (c) **AN UPPER STORY REQUIRED TO SATISFY MINIMUM**
22 **STORY REQUIREMENTS SHALL HAVE AT LEAST 70**
23 **PERCENT OF THE FLOOR AREA OF THE STORY**
24 **BELOW.**
- 25 (d) **TRANSITION IN BUILDING HEIGHT: WHERE A LOT IN**
26 **AN ACTIVITY CENTER ZONE IS WITHIN 40 FEET OF A**
27 **SINGLE-FAMILY DETACHED HOME OUTSIDE THE**

1 ACTIVITY CENTER ZONES, THE MAXIMUM TOP
2 PLATE HEIGHT FOR ANY STRUCTURE ON THE LOT
3 SHALL NOT EXCEED 36 FEET.

4 (4) THE FOLLOWING REQUIREMENTS APPLY IN ADDITION TO
5 THE REQUIRED FRONT SETBACKS ESTABLISHED IN THE
6 SCHEDULE OF ZONE REGULATIONS:

7 (a) FRONT BUILDING FAÇADES SHALL BE LOCATED
8 BETWEEN THE REQUIRED MINIMUM AND MAXIMUM
9 FRONT SETBACKS.

10 (b) PORCHES, STEPS AND COVERED ENTRIES SHALL NOT
11 PROJECT MORE THAN EIGHT FEET FROM THE
12 BUILDING FAÇADE. THEY MAY BE EXTENDED INTO
13 THE MINIMUM FRONT SETBACK AREA BUT SHALL
14 NOT EXTEND INTO THE PUBLIC STREET RIGHT-OF-
15 WAY.

16 (c) AWNINGS AND CANOPIES MAY EXTEND INTO A
17 PUBLIC STREET RIGHT-OF-WAY, UP TO FIVE FEET
18 BEYOND THE MINIMUM FRONT SETBACK. THEY
19 SHALL MAINTAIN A MINIMUM CLEARANCE HEIGHT
20 OF EIGHT FEET ABOVE THE GROUND.

21 (d) STOREFRONT DISPLAY WINDOW MAY EXTEND INTO
22 A PUBLIC STREET RIGHT-OF-WAY, UP TO TWO FEET
23 BEYOND THE MINIMUM FRONT SETBACK.

24 (5) MINIMUM BUILDING FAÇADE ALONG STREET FRONTAGE:

25 (a) FOR LOTS WITH STREET FRONTAGE OF 100 FEET OR
26 LESS, THE BUILDING FAÇADE MUST OCCUPY AT
27 LEAST 75 PERCENT OF THE STREET FRONTAGE.

1 (b) **FOR LOTS WITH STREET FRONTAGE OF 100 TO 200**
2 **FEET, THE BUILDING FAÇADE MUST OCCUPY AT**
3 **LEAST 80 PERCENT OF THE STREET FRONTAGE.**

4 (c) **FOR LOTS WITH STREET FRONTAGE OF 200 FEET OR**
5 **GREATER, THE BUILDING FAÇADE SHALL OCCUPY**
6 **AT LEAST 85 PERCENT OF THE STREET FRONTAGE.**

7 **E. GENERAL ARCHITECTURAL REQUIREMENTS.**

8 (1) **INTENT. BUILDINGS IN THE ACTIVITY CENTER ZONES**
9 **SHALL USE HIGH-QUALITY MATERIALS AND PEDESTRIAN-**
10 **SCALED DETAILING TO ENHANCE THE VISUAL APPEAL OF**
11 **DEVELOPMENT.**

12 (2) **EXTERIOR FACADES.**

13 (a) **FAÇADES GREATER THAN 40 FEET IN LENGTH SHALL**
14 **BE ARTICULATED WITH DISCERNIBLE**
15 **ARCHITECTURAL ELEMENTS, SUCH AS WINDOWS,**
16 **RECESSED ENTRANCES AND WINDOWS, DISPLAY**
17 **WINDOWS, ARCADES, BALCONIES, PLANE**
18 **PROJECTIONS AND RECESSES, AND OTHER**
19 **ARCHITECTURAL DETAILS.**

20 (b) **ALL FAÇADES VISIBLE TO THE PUBLIC (FROM A**
21 **STREET, PUBLIC OR PRIVATE OPEN SPACE, OR**
22 **PARKING AREA LOCATED INTERIOR TO A BLOCK)**
23 **SHALL PROVIDE QUALITY ARCHITECTURAL**
24 **MATERIALS AND DETAILING. BLANK BUILDING**
25 **WALLS/FAÇADES ARE NOT PERMITTED.**

26 (c) **BUILDINGS ON CORNER LOTS SHALL BE**
27 **ARCHITECTURALLY TREATED AS HAVING**
28 **FRONTAGE ON ALL FAÇADES ALONG A STREET.**

1 (d) **THE STREETScape AND FRONT BUILDING FAÇADE**
2 **SHALL BE THE PRIMARY FOCUS OF THE**
3 **DEVELOPMENT.**

4 (3) **MECHANICAL EQUIPMENT. MECHANICAL EQUIPMENT**
5 **(SUCH AS AIR COMPRESSORS, PUMPS, TRANSFORMERS,**
6 **METERS, BOXES, AND HVAC UNITS) SHALL BE VISUALLY**
7 **SCREENED FROM PUBLIC STREETS AND PUBLIC OPEN**
8 **SPACES. SCREENING METHODS MAY INCLUDE LOCATING**
9 **EQUIPMENT UPON A ROOF BEHIND A PARAPET WALL OR**
10 **TO THE REAR OF THE BUILDING, FENCING, OR**
11 **APPROPRIATE LANDSCAPING.**

12 (4) **DESIGN GUIDELINES. WITHIN THE WALDORF CENTRAL**
13 **AND THE ACTON URBAN CENTER ZONES:**

14 (a) **BUILDINGS SHALL CONFORM TO THE**
15 **ARCHITECTURAL GUIDELINES OF THE DOWNTOWN**
16 **WALDORF VISION PLAN AND DESIGN GUIDELINES.**

17 (b) **TRADEMARK BUILDINGS WITH FRANCHISE**
18 **ARCHITECTURE SHALL CONFORM IN FULL TO THE**
19 **DESIGN GUIDELINES. DEPARTURES FOR THE**
20 **PURPOSE OF CONFORMING TO CORPORATE DESIGN**
21 **AND ARCHITECTURAL STANDARDS ARE NOT**
22 **PERMITTED.**

23 **F. ROAD CLASSIFICATION AND LAYOUT.**

24 (1) **INTENT. ALL DEVELOPMENT PROPOSALS SHALL**
25 **CONTRIBUTE TOWARDS THE CREATION OF AN**
26 **INTERCONNECTED GRID STREET NETWORK.**

27 (2) **STANDARDS. ROADS SHALL CONFORM TO THE WALDORF**
28 **URBAN ROAD STANDARDS OF THE DOWNTOWN WALDORF**

1 VISION PLAN AND THE CHARLES COUNTY ROADS
2 ORDINANCE.

3 (3) SUBDIVISIONS AND SITE PLANS IN THE WALDORF CENTRAL
4 ZONE AND ACTON URBAN CENTER ZONE SHALL CONFORM
5 TO THE FOLLOWING PROVISIONS.

6 (a) DEDICATION AND CONSTRUCTION OF NEW ROADS
7 AND WIDENING OF EXISTING ROADS WITHIN AND
8 ABUTTING A SUBDIVISION SHALL IMPLEMENT THE
9 ROAD NETWORK SHOWN IN THE DOWNTOWN
10 WALDORF VISION PLAN AND DESIGN GUIDELINES.

11 (b) THE PLANNING COMMISSION MAY APPROVE A
12 SUBDIVISION PLAN THAT DOES NOT FULLY
13 IMPLEMENT THE ROAD RECOMMENDATIONS OF
14 DOWNTOWN WALDORF VISION PLAN AND DESIGN
15 GUIDELINES IF THE SIZE AND CONFIGURATION OF
16 THE PROPERTY MAKES IMPLEMENTATION
17 THROUGH THE SUBDIVISION PROCESS INFEASIBLE.

18 (c) IF THE PLANNING COMMISSION OR PLANNING
19 DIRECTOR DETERMINES THAT FULL CONSTRUCTION
20 OF PROPOSED ROADS IS NOT NECESSARY AT THE
21 TIME OF SUBDIVISION, RIGHTS-OF-WAYS FOR
22 PROPOSED ROADS SHALL BE DEDICATED AS
23 PROVIDED IN SECTION 278-83 OF THE SUBDIVISION
24 REGULATIONS.

25 (d) SITE PLANS. IF THE PROPERTY SHOWN ON A
26 PROPOSED SITE PLAN CONTAINS OR ABUTS A ROAD
27 SHOWN ON THE DOWNTOWN WALDORF VISION PLAN
28 AND DESIGN GUIDELINES, TO THE EXTENT POSSIBLE

1 **IMPROVEMENTS SHALL BE LOCATED TO RESERVE**
2 **THE FULL ROAD RIGHT-OF-WAY FOR FUTURE ROAD**
3 **CONSTRUCTION.**

4 **(4) ALLEYS. THE CONSTRUCTION OF ALLEYS IS ENCOURAGED**
5 **TO PROVIDE ACCESS ROUTES TO PARKING AND SERVICE**
6 **AREAS LOCATED BEHIND BUILDINGS THAT FRONT THE**
7 **STREET.**

8 **G. STREETScape REQUIREMENTS.**

9 **(1) INTENT. DEVELOPMENT SHALL CONTRIBUTE TO**
10 **CREATION OF A WALKABLE COMMUNITY THROUGH THE**
11 **FOLLOWING DESIGN STANDARDS:**

12 **(a) PROVIDE A COMPREHENSIVE, CONTINUOUS SYSTEM**
13 **OF SIDEWALKS AND PATHS TO ENHANCE**
14 **CONNECTIONS AND PEDESTRIAN SAFETY.**

15 **(b) ORIENT BUILDINGS TO THE STREET AND UTILIZE**
16 **EVERY OPPORTUNITY TO CREATE OPEN, INVITING**
17 **STOREFRONTS, OUTDOOR CAFÉ SEATING, AND**
18 **INTERESTING VISUAL ACCENTS SUCH AS PUBLIC**
19 **ART.**

20 **(c) PROVIDE STREETScape AMENITIES AND STREET**
21 **FURNITURE TO ENCOURAGE PEDESTRIAN ACTIVITY.**

22 **(d) ENHANCE SAFETY AND VISUAL APPEARANCE**
23 **THROUGH THE PROVISION OF STREET TREES AND**
24 **PLANTING STRIPS LOCATED BETWEEN STREETS AND**
25 **SIDEWALKS (WHENEVER POSSIBLE) TO PROVIDE**
26 **SHADE AND BUFFER PEDESTRIANS FROM TRAFFIC.**

- 1 **(2) INSTALLATION/BONDING OF STREETScape**
2 **IMPROVEMENTS.**
- 3 **(a) STREETScape ELEMENTS (INCLUDING BUT NOT**
4 **LIMITED TO SIDEWALKS, STREETLIGHTS, STREET**
5 **TREES, STREET FURNITURE, BICYCLE RACKS,**
6 **LANDSCAPING AND PLANTERS, DECORATIVE**
7 **PAVING, SCULPTURE/ARTWORK, AND BUS SHELTERS)**
8 **SHALL BE REQUIRED FOR DEVELOPMENT APPROVED**
9 **THROUGH A SITE PLAN OR SUBDIVISION PLAN. SEE**
10 **297-96.M, FIGURE VI-8, FOR THRESHOLDS AND**
11 **APPLICABILITY OF STREETScape REQUIREMENTS.**
- 12 **(b) ALL STREETScape IMPROVEMENTS SHOWN ON AN**
13 **APPROVED SUBDIVISION PLAN OR SITE PLAN SHALL**
14 **BE BONDED.**
- 15 **(c) PROPOSED STREETScape ELEMENTS SHALL BE**
16 **INDICATED ON PLAN SUBMITTALS AND SHALL**
17 **INCLUDE INFORMATION ON LOCATION, SPACING,**
18 **QUANTITY, CONSTRUCTION DETAILS, AND METHOD**
19 **OF ILLUMINATION.**
- 20 **(3) STREETScape DESIGN CONSISTENCY. THE DESIGN OF**
21 **STREETScape ELEMENTS SHALL BE CONSISTENT WITHIN**
22 **A DEVELOPMENT PROJECT AND THROUGHOUT EACH**
23 **ZONE. STREETScape ELEMENTS SHALL BE CONSISTENT**
24 **WITH THE DOWNTOWN WALDORF DESIGN GUIDELINES.**
- 25 **(4) USE OF FRONT SETBACK AREA. FOR NONRESIDENTIAL OR**
26 **MIXED USE BUILDINGS, THE FRONT SETBACK AREA**
27 **BETWEEN THE STREET RIGHT-OF-WAY AND THE BUILDING**
28 **FAÇADE SHALL BE USED FOR SIDEWALKS, LANDSCAPING,**

1 PUBLIC SEATING AREAS OR OTHER PEDESTRIAN-
2 ORIENTED FEATURES THAT ENHANCE AND CONTRIBUTE
3 TO THE STREETScape.

4 (5) CONSTRAINED SITES. WHERE EXISTING CONDITIONS
5 MAKE THE STREETScape ELEMENTS DIFFICULT TO
6 IMPLEMENT, DEVELOPMENT SHALL MAKE EVERY EFFORT
7 TO MEET THESE STREETScape STANDARDS IN FULL.

8 (a) IF REQUIRED STREETScape ELEMENTS CANNOT BE
9 PROVIDED WITHIN THE STREET RIGHT-OF-WAY DUE
10 TO RIGHT-OF-WAY CONSTRAINTS, THE ELEMENTS
11 SHALL BE PROVIDED PARTIALLY ON THE
12 DEVELOPMENT SITE BETWEEN THE BUILDING
13 FAÇADE AND THE RIGHT-OF-WAY.

14 (b) IF PROVISION OF ALL STREETScape ELEMENTS IS
15 NOT POSSIBLE DUE TO RIGHT-OF-WAY CONSTRAINTS
16 AND THE LOCATION OF EXISTING BUILDINGS OR
17 INFRASTRUCTURE, THE PRIORITIES FOR
18 STREETScape IMPROVEMENTS SHALL BE: (I)
19 SIDEWALKS, (II) STREETLIGHTS, (III) STREET TREES
20 (IF SUFFICIENT ROOM IS NOT AVAILABLE FOR THE
21 SURVIVAL OF STREET TREES, SEASONAL DISPLAYS
22 IN ABOVE-GROUND PLANTER BOXES SHOULD BE
23 SUBSTITUTED) AND (IV) LANDSCAPE STRIPS.

24 (c) THE FINAL DETERMINATION OF REQUIRED
25 STREETScape ELEMENTS ON CONSTRAINED SITES
26 SHALL BE DETERMINED BY THE PLANNING
27 DIRECTOR.

28 (6) SIDEWALKS.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

(a) FOR DEVELOPMENT ACTIVITY REQUIRING A SUBDIVISION PLAN OR SITE PLAN, SIDEWALKS SHALL BE INSTALLED ALONG STREETS WITHIN AND ABUTTING THE DEVELOPMENT SITE WHERE APPROPRIATE, BASED UPON THE ROAD STANDARDS ESTABLISHED BY THE DOWNTOWN WALDORF VISION PLAN, SECTION 5.3 AND FIGURES 4 THROUGH 8.

(b) SIDEWALKS SHALL ALSO BE PROVIDED TO CONNECT BUILDING ENTRANCES AND PARKING AREAS WITH THE SIDEWALKS ALONG THE STREETS.

(c) SIDEWALKS MAY BE LOCATED PARTIALLY WITHIN THE STREET RIGHT-OF-WAY AND PARTIALLY WITHIN THE FRONT SETBACK AREA OF THE ABUTTING PROPERTY.

(d) WHERE SUFFICIENT RIGHT-OF-WAY IS AVAILABLE, SIDEWALKS SHALL BE SEPARATED FROM STREETS BY LANDSCAPE STRIPS TO ALLOW FOR STREET TREES AND TO BUFFER PEDESTRIANS FROM STREET TRAFFIC.

(e) THE WIDTH AND DESIGN OF SIDEWALKS AND PLANTING STRIPS SHALL BE GUIDED BY THE DOWNTOWN WALDORF VISION PLAN AND SECTIONS 4.1 AND 4.3 OF THE DOWNTOWN WALDORF DESIGN GUIDELINES.

(7) STREET TREES. STREET TREES SHALL BE PROVIDED ALONG ALL STREETS AT THE TIME OF DEVELOPMENT.

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

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

14
15 (8) **STREETLIGHTS. PEDESTRIAN-SCALED, COUNTY-APPROVED**
16 **STREET LIGHTING FIXTURES SHALL BE INSTALLED ON**
17 **BOTH SIDES OF ALL STREETS AT NO MORE THAN 60-FOOT**
18 **INTERVALS MEASURED PARALLEL TO THE STREET. THE**
19 **DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF**
20 **STREETLIGHTS ONLY ON THE SIDE OF THE STREET BEING**
21 **DEVELOPED.**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

DEVELOPMENT. STREETS LIMITED TO RESIDENTIAL USES SHOULD HAVE MORE LIMITED STREET FURNITURE SUCH AS TRASH RECEPTACLES AND BENCHES.

(10) CURB BUMP-OUTS AND BUS TURN-OUTS MAY BE INCORPORATED INTO STREETScape DESIGN TO PROVIDE PHYSICAL SEPARATIONS, TO MITIGATE THE VISUAL IMPACT OF ON-STREET PARKING AREAS AND TO SERVE AS ADDITIONAL TREE PLANTING AREAS OR LOCATIONS FOR STREETScape AMENITIES.

H. SIGNAGE.

(1) INTENT. SITE AND BUILDING SIGNS SHOULD COMPLEMENT THE ARCHITECTURAL COMPOSITION AND DESIGN OF THE BUILDING AND THE SURROUNDING ENVIRONMENT. DURABLE, ATTRACTIVE, AND WELL-MAINTAINED SIGNS ATTRACT POTENTIAL CUSTOMERS, PROVIDE DIRECTIONAL ORIENTATION, AND CONTRIBUTE TO THE LOOK AND FEEL OF THE COMMUNITY.

(2) SIGNS SHALL BE CONSTRUCTED OF HIGH-QUALITY MATERIALS SUCH AS BRICK, CUT STONE, STAINLESS STEEL, OR OTHER SIMILAR MATERIALS.

- 1 **(3) THE REQUIREMENTS OF ARTICLE XIX, SIGNS, SHALL**
2 **APPLY WITHIN THE ACTIVITY CENTER ZONES, WITH THE**
3 **FOLLOWING ADDITIONAL REQUIREMENTS.**
- 4 **(a) FREESTANDING, POLE-MOUNTED COMMERCIAL**
5 **SIGNS ARE NOT PERMITTED.**
- 6 **(b) SIGNS LOCATED ABOVE OR PROJECTING FROM THE**
7 **ROOFLINE OR PARAPET WALL ARE NOT PERMITTED.**
- 8 **(c) ILLUMINATED SIGNS SHALL BE LIT EXTERNALLY.**
9 **EXTERNAL LIGHTING FIXTURES USED TO**
10 **ILLUMINATE SIGNAGE SHALL PROVIDE FULL CUT-**
11 **OFF FIXTURES TO REDUCE SKY GLOW AND GLARE.**
- 12 **(d) COMMON SIGN PLANS SHALL BE PROVIDED FOR ALL**
13 **NEW NONRESIDENTIAL AND, MIXED-USE BUILDINGS.**

14

15 **I. LIGHTING.**

- 16 **(1) INTENT. LIGHTING SHOULD BE A COHESIVE ELEMENT OF**
17 **ARCHITECTURAL AND ENVIRONMENTAL DESIGN TO**
18 **STRENGTHEN THE APPEARANCE AND FUNCTIONALITY OF**
19 **STRUCTURES AND THEIR SURROUNDINGS WHILE**
20 **PROVIDING ADEQUATE SAFETY AND VISIBILITY. LIGHT**
21 **FIXTURES SHOULD BE CONSTRUCTED OF ATTRACTIVE,**
22 **HIGH-QUALITY MATERIALS, BE INCORPORATED INTO THE**
23 **DESIGN OF THE PROJECT, DIRECT GLARE AWAY FROM**
24 **ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY,**
25 **AND REDUCE LIGHT POLLUTION.**

26

1 **(2) THE REQUIREMENTS OF § 297-306, “LIGHTING STANDARDS,”**
2 **APPLY. IN ADDITION, THE FOLLOWING REQUIREMENTS**
3 **ARE APPLICABLE.**

4 **(a) COMPREHENSIVE LIGHTING PLANS SHALL BE**
5 **PROVIDED WITH SITE PLAN SUBMITTALS FOR NEW**
6 **INSTITUTIONAL, OFFICE, MIXED-USE AND**
7 **RETAIL/COMMERCIAL BUILDINGS. THESE LIGHTING**
8 **PLANS SHALL BE ACCOMPANIED BY PLANS,**
9 **SKETCHES, OR PHOTOGRAPHS INDICATING THE**
10 **DESIGN, SIZE, METHODS OF LIGHTING FIXTURE**
11 **ATTACHMENT AND SHIELDING.**

12 **(b) ILLUMINATION SHALL BE PROVIDED FOR MAIN**
13 **ENTRANCES, PARKING LOTS, SERVICE ENTRANCES,**
14 **ALLEYS, PATHWAYS, OPEN SPACE, AND PLAZAS.**

15

16 **J. LANDSCAPING, BUFFERING, AND SCREENING STANDARDS.**

17 **(1) INTENT. ATTRACTIVE LANDSCAPING PROVIDES A WEALTH**
18 **OF BENEFITS FOR A COMMUNITY, INCLUDING ADDING**
19 **BEAUTY, STABILIZING SOIL, COOLING THE ENVIRONMENT,**
20 **FILTERING POLLUTANTS, PROVIDING BUFFERS BETWEEN**
21 **USES AND INCREASING PROPERTY VALUES. TREES,**
22 **FLOWERING PLANTS, SHRUBS, AND HIGH-QUALITY WALLS**
23 **AND FENCING SHOULD BE USED ON LOTS AND WITHIN**
24 **STREET RIGHTS-OF-WAYS TO CREATE A PLEASANT AND**
25 **COMFORTABLE ENVIRONMENT AND TO SCREEN**
26 **UNATTRACTIVE USES, PARKING AREAS, AND MECHANICAL**
27 **EQUIPMENT.**

28

1 (2) **PUBLIC SPACES AND ON-SITE OPEN SPACE: PUBLIC SPACES**
2 **AND ON-SITE OPEN SPACE SHALL BE PLANTED WITH**
3 **SHADE TREES, EVERGREEN SHRUBS, AND OTHER**
4 **APPROPRIATE LANDSCAPING TO PROVIDE SHADE,**
5 **INCREASE AIR QUALITY, AND TREAT STORMWATER, AS**
6 **WELL AS TO ADD INTEREST, VISUAL APPEAL, AND YEAR-**
7 **ROUND GREENERY AND COLOR. OTHER DEVICES, SUCH AS**
8 **TRELLISES, COVERED WALKWAYS, PAVILIONS, AND**
9 **GAZEBOS ARE ALSO ENCOURAGED IN PUBLIC SPACES.**

10

11 (3) **THE BUFFERYARD REQUIREMENTS ESTABLISHED IN**
12 **ARTICLE XXII AND XXIII DO NOT APPLY BETWEEN LAND**
13 **USES OR ALONG ROADS WITHIN THE ACTIVITY CENTER**
14 **ZONES. BUFFERYARD REQUIREMENTS APPLY ALONG THE**
15 **BOUNDARIES OF THE ACTIVITY CENTER ZONES AS**
16 **REQUIRED BETWEEN ZONING DISTRICTS AND ALONG**
17 **PRINCIPAL ARTERIAL HIGHWAYS.**

18

19 **K. PARKING AND CIRCULATION.**

20

21 (1) **INTENT. PARKING AREAS ARE A NECESSARY ACCESSORY**
22 **USE BUT SHOULD NOT DOMINATE THE STREETScape,**
23 **OBSCURE BUILDING FRONTAGES, OR OVERWHELM THE**
24 **VISUAL ENVIRONMENT. THE PARKING REQUIREMENTS IN**
25 **THIS SECTION REDUCE ON-SITE PARKING REQUIREMENTS**
26 **WHILE ENCOURAGING SHARED PARKING FACILITIES TO**
27 **ENSURE THAT SUFFICIENT PARKING IS AVAILABLE TO**
28 **SUPPORT A MIX OF LAND USES. SHARED PARKING AREAS**

1 **REDUCE PAVED AREAS AND PROVIDE INCREASED**
2 **OPPORTUNITIES FOR LANDSCAPING, BUILDINGS, AND**
3 **OPEN SPACE, CONTRIBUTING TO THE QUALITY OF THE**
4 **VISUAL ENVIRONMENT.**

5
6 **(2) THE REQUIREMENTS OF ARTICLE XX, PARKING**
7 **FACILITIES, APPLY EXCEPT AS MODIFIED IN THIS SECTION.**

8
9 **(3) REQUIRED NUMBER OF PARKING SPACES.**

10 **(a) MINIMUM REQUIREMENTS:**

11 **I. AT LEAST TWO PARKING SPACES SHALL BE**
12 **PROVIDED PER DWELLING UNIT FOR**
13 **TOWNHOUSE OR MULTIPLEX UNITS.**

14 **II. FOR ALL OTHER LAND USES, THE MINIMUM**
15 **NUMBER OF OFF-STREET SURFACE PARKING**
16 **SPACES SHALL BE EQUAL TO 50 PERCENT OF**
17 **THE MINIMUM NUMBER OF REQUIRED OFF-**
18 **STREET PARKING SPACES REQUIRED BY**
19 **ARTICLE XX, FIGURE XX-1.**

20 **(b) MAXIMUM REQUIREMENT: THE MAXIMUM NUMBER**
21 **OF OFF-STREET SURFACE PARKING SPACES**
22 **PERMITTED FOR EACH LAND USE TYPE SHALL BE**
23 **EQUAL TO:**

24 **I. 100 PERCENT OF THE MINIMUM NUMBER OF**
25 **REQUIRED OFF-STREET PARKING SPACES**
26 **REQUIRED BY FIGURE XX-1 FOR RESIDENTIAL**
27 **LAND USES; AND**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

- II. 80 PERCENT OF THE MINIMUM REQUIRED OFF-STREET PARKING SPACES REQUIRED BY FIGURE XX-1 FOR ALL OTHER LAND USES.**
- III. IF SHARED PARKING IS USED OR STRUCTURED PARKING IS PROVIDED, THIS MAXIMUM NUMBER MAY BE INCREASED.**

- (4) REQUIRED PARKING MAY BE PROVIDED IN THE FOLLOWING LOCATIONS:**
 - (a) ON-SITE;**
 - (b) OFF-SITE UNDER THE PROVISIONS FOR SATELLITE PARKING IN § 297-341; OR,**
 - (c) ON-STREET. FOR PARKING PARALLEL TO THE CURB, TWENTY-TWO FEET OF LINEAR FRONTAGE ON A STREET WHERE PARKING IS ALLOWED SHALL BE COUNTED AS ONE PARKING SPACE. ON-STREET PARKING SPACES MUST BE ON THE SAME SIDE OF THE STREET AS THE USE BEING SERVED BY THE SPACES.**
- (5) SHARED PARKING IS PERMITTED AS PROVIDED IN § 297-341(B). THE MAXIMUM NUMBER OF PARKING SPACES REQUIRED ABOVE DOES NOT APPLY TO SHARED PARKING.**
- (6) LOCATION OF PARKING AREAS.**

- 1 (a) PARKING SHALL BE LOCATED TO THE SIDE OR REAR
2 OF BUILDINGS AND, WHENEVER POSSIBLE, IN
3 SHARED PARKING AREAS.
- 4 (b) STRUCTURED PARKING MAY BE INTEGRATED
5 WITHIN A MIXED USE, NON-RESIDENTIAL OR
6 MULTIFAMILY STRUCTURE. WHENEVER POSSIBLE,
7 LOCATE RETAIL OR COMMERCIAL USES ON THE
8 FIRST FLOOR STREET FACADE.
- 9 (c) FREESTANDING PARKING STRUCTURES ARE
10 PERMITTED. THESE SHALL BE LOCATED ON THE
11 INTERIOR OF THE BLOCK OR AT THE REAR OF THE
12 PROPERTY, AND SHALL BE ACCESSED FROM A SIDE
13 STREET, ALLEY, OR ENTRANCE DRIVE-AISLE.
14 FREESTANDING PARKING STRUCTURES LOCATED
15 ADJACENT TO A PUBLIC STREET RIGHT-OF-WAY
16 OTHER THAN AN ALLEY SHALL BE SET BACK A
17 MINIMUM OF 10 FEET FROM THE RIGHT-OF-WAY.
- 18 (d) PARKING PADS AND GARAGES FOR TOWNHOUSE AND
19 MULTIPLEX DWELLINGS SHALL BE ACCESSED FROM
20 THE REAR OF THE DWELLING. GARAGES MAY BE A
21 SEPARATE ACCESSORY STRUCTURE OR WITHIN THE
22 PRINCIPAL STRUCTURE.
- 23
- 24 (7) PERIMETER LANDSCAPING FOR PARKING AREAS.
- 25 THE PERIMETER LANDSCAPING REQUIREMENTS OF § 297-
26 358 SHALL NOT APPLY WITHIN THE ACTIVITY CENTER
27 ZONES. THE FOLLOWING REQUIREMENTS APPLY INSTEAD.
- 28

- 1 (a) **GENERALLY, PARKING AREAS WILL BE SCREENED**
2 **FROM STREETS BY BUILDINGS. WHERE PARKING**
3 **AREAS ARE LOCATED TO THE SIDE OF A BUILDING,**
4 **OR ALONG AN ALLEY, A LANDSCAPE AREA WITH A**
5 **MINIMUM WIDTH OF SIX FEET SHALL BE PROVIDED**
6 **BETWEEN THE STREET RIGHT-OF-WAY AND THE**
7 **PARKING AREA.**
- 8 (b) **SCREENING WITHIN THE LANDSCAPE AREA SHALL**
9 **BE PROVIDED BY AN EVERGREEN HEDGE WITH OR**
10 **WITHOUT AN ORNAMENTAL FENCE OR WALL. THE**
11 **MAXIMUM HEIGHT OF EVERGREEN HEDGES AND**
12 **SOLID WALLS SHALL BE 36 INCHES.**
- 13 (c) **ADDITIONAL LANDSCAPE MATERIALS WITHIN THE**
14 **LANDSCAPE AREA MAY CONSIST OF SHADE TREES,**
15 **LOW SHRUBS AND GROUND COVER. A MINIMUM OF**
16 **ONE SHADE TREE SHALL BE PROVIDED PER 35**
17 **LINEAR FEET OF PARKING LOT FRONTAGE ON A**
18 **PUBLIC STREET, EXCLUDING DRIVEWAY OPENINGS.**
- 19 (d) **WALLS AND HEDGES SHALL PROVIDE OPENINGS FOR**
20 **PEDESTRIANS WHEN THE WALL IS ADJACENT TO**
21 **OPEN SPACE, A PEDESTRIAN PATH, PUBLIC PLAZA,**
22 **OR OTHER PEDESTRIAN-ORIENTED SPACE.**
- 23 (8) **LOADING AND SERVICE AREAS SHALL NOT BE VISIBLE**
24 **FROM STREETS. THEY SHALL BE SCREENED WITH**
25 **LANDSCAPE PLANTINGS AND/OR A 6-FOOT HIGH OPAQUE**
26 **WOOD FENCE OR MASONRY WALL.**
- 27 (9) **PARKING, LOADING, AND SERVICE AREA SCREENING**
28 **WALLS AND FENCES SHALL BE MADE OF HIGH QUALITY**

1 MATERIALS SUCH AS BRICK, STONE, FINISHED
2 DECORATIVE CONCRETE, WROUGHT IRON, AND WOOD.

3 **(10) BICYCLE PARKING REQUIREMENTS**

4 **(a) BICYCLE PARKING SHALL BE PROVIDED AT**
5 **APPROPRIATE LOCATIONS TO ENCOURAGE BICYCLE**
6 **USE.**

7 **(b) ON-SITE BICYCLE PARKING SPACES SHALL BE**
8 **PROVIDED FOR THE FOLLOWING USES:**
9 **MULTIFAMILY RESIDENTIAL; PARKS AND PLAZAS;**
10 **OFFICE AND COMMERCIAL USES; RECREATIONAL OR**
11 **CULTURAL USES; AND INSTITUTIONAL USES.**

12 **(c) BICYCLE PARKING AREAS SHALL BE CONVENIENT**
13 **TO THE ENTRANCES OF BUILDINGS AND SHALL NOT**
14 **OBSTRUCT SIDEWALKS OR WALKWAYS.**

15
16 **(11) DRIVE-IN AND DRIVE-THROUGH WINDOWS. DRIVE-IN OR**
17 **DRIVE-THROUGH WINDOWS SHALL NOT BE PERMITTED**
18 **FOR ANY NEW USE EXCEPT BANKS. DRIVE-THROUGH**
19 **WINDOWS FOR BANKS SHALL BE LOCATED TO THE REAR**
20 **OF THE LOT AND SHALL NOT FRONT THE STREET.**

21
22 **L. OPEN SPACE.**

23 **(1) INTENT. SUBDIVISION PLANS AND SITE PLANS WITHIN THE**
24 **ACTIVITY CENTER ZONES SHALL PROVIDE OPEN SPACE IN**
25 **ACCORDANCE WITH THE REQUIREMENTS IN THE**
26 **SCHEDULE OF ZONE REGULATIONS. THE OPEN SPACE**
27 **SHALL CONTRIBUTE TO THE CREATION OF A**

1 **COMPREHENSIVE SYSTEM OF PARKS, PATHWAYS AND**
2 **OPEN SPACE; PROVIDE POCKET PARKS, GREENS, PLAZAS**
3 **AND OTHER PUBLIC AMENITIES; AND PROVIDE FOR**
4 **PROTECTION OF SENSITIVE ENVIRONMENTAL FEATURES.**

5
6 (2) **OPEN SPACE REQUIRED BY THE SCHEDULE OF ZONE**
7 **REGULATIONS MAY BE PROVIDED ON-SITE, BY CREATING**
8 **A COMMON OPEN SPACE LOT FOR DEDICATION TO THE**
9 **COUNTY OR A PROPERTY OWNERS ASSOCIATION, BY**
10 **PROVIDING COMMON OPEN SPACE OFF-SITE WITHIN THE**
11 **SAME ACTIVITY CENTER, OR BY PAYMENT OF A FEE-IN-**
12 **LIEU AS PROVIDED BELOW.**

13
14 (3) **FOR SUBDIVISION PLANS WITHIN THE ACTIVITY CENTER**
15 **ZONES, DEDICATION OF OPEN SPACE MAY BE USED TO**
16 **MEET THE REQUIREMENTS FOR COMMUNITY OPEN SPACE**
17 **GIVEN IN CHAPTER 278, SUBDIVISION REGULATIONS, § 278-**
18 **60 AND 61.**

19 (4) **FEE IN LIEU OF ESTABLISHMENT OF COMMON SPACE.**

20 (a) **THE PLANNING DIRECTOR MAY APPROVE PAYMENT**
21 **OF A FEE IN LIEU OF THE REQUIRED OPEN SPACE**
22 **BASED ON FINDINGS THAT THE PURPOSE AND**
23 **INTENT OF THE ACTIVITY CENTER DISTRICT WOULD**
24 **BE MET BETTER THROUGH CONTRIBUTION TO**
25 **FUNDING FOR COMMON OPEN SPACE RATHER THAN**
26 **THROUGH ESTABLISHMENT OF THE REQUIRED OPEN**
27 **SPACE ON THE PARTICULAR SITE.**

1 (b) THE FEE SHALL BE AS ESTABLISHED IN A FEE
2 SCHEDULE APPROVED BY THE COUNTY
3 COMMISSIONERS.

4 (c) THE COUNTY SHALL USE THE FEES TO PURCHASE
5 LAND WITHIN THE SAME ACTIVITY CENTER ZONE
6 FOR PARKS, GREENWAYS, PEDESTRIAN PATHWAYS
7 OR STORMWATER MANAGEMENT.

8

9 (5) IF A PROPOSED DEVELOPMENT IN THE WALDORF
10 CENTRAL ZONE OR ACTON URBAN CENTER ZONE IS ON A
11 SITE FOR WHICH THE DOWNTOWN WALDORF VISION PLAN
12 AND DESIGN GUIDELINES SHOW PROPOSED GREENWAYS,
13 PARKS, PATHWAYS AND OTHER COMMUNITY OPEN SPACE
14 AREAS:

15 (a) SUBDIVISION PROPOSALS SHALL RESERVE THESE
16 AREAS TO THE EXTENT POSSIBLE AS PROVIDED IN
17 278-83.

18 (b) SITE PLANS SHALL BE DESIGNED TO LOCATE
19 IMPROVEMENTS AWAY FROM PROPOSED OPEN
20 SPACE AREAS TO THE EXTENT POSSIBLE. RESERVED
21 AREAS MAY BE USED AS ON-SITE COMMON SPACE.

22

23 (6) COMMON OPEN SPACE AREAS MAY BE USED FOR
24 REGIONAL STORMWATER MANAGEMENT.

25

26 M. RESERVATION. IF THE PROPERTY SHOWN ON A PROPOSED SITE
27 PLAN CONTAINS OR ABUTS A PUBLIC INFRASTRUCTURE

1 **IMPROVEMENT (INCLUDING BUT NOT LIMITED TO TRANSIT**
2 **FACILITIES AND STORMWATER FACILITIES) SHOWN ON THE**
3 **DOWNTOWN WALDORF VISION PLAN AND DESIGN GUIDELINES,**
4 **TO THE EXTENT POSSIBLE OTHER IMPROVEMENTS SHALL BE**
5 **LOCATED TO RESERVE THE FULL RIGHT-OF-WAY FOR FUTURE**
6 **CONSTRUCTION OF SAID PUBLIC INFRASTRUCTURE**
7 **IMPROVEMENT.**

1 **N. ADMINISTRATION.**

2
3 **(1) A SITE PLAN SHALL BE REQUIRED FOR ALL DEVELOPMENT**
4 **WITHIN THE ACTIVITY CENTER ZONES.**

5
6 **(2) SITE PLANS SHALL BE REVIEWED FOR COMPLIANCE WITH**
7 **THE REQUIREMENTS OF THIS DISTRICT AS WELL AS**
8 **DESIGN GUIDELINES ADOPTED BY COUNTY**
9 **COMMISSIONERS FOR THE SPECIFIC AREA.**

10
11 **(3) LIMITS OF APPLICABILITY.**

12 **THE ACTIVITY CENTER ZONES WILL BE APPLIED TO AREAS**
13 **WITH EXISTING RESIDENCES, BUSINESSES AND**
14 **INDUSTRIES. THE ACTIVITY CENTER ZONES ARE INTENDED**
15 **TO ALLOW EXISTING USES TO CONTINUE, WHILE THE**
16 **GOALS OF THE ZONES ARE GRADUALLY REALIZED**
17 **THROUGH INFILL, REDEVELOPMENT AND MAJOR**
18 **EXPANSION. FIGURE VI-8 ESTABLISHES THRESHOLDS AT**
19 **WHICH THE REQUIREMENTS OF THIS SECTION SHALL BE**
20 **APPLIED TO PROPOSED DEVELOPMENT IN THE WC AND**
21 **AUC ZONES. ANY REQUEST FOR EXPANSION OR EXTENSION**
22 **OF A NONCONFORMING USE SHALL FIRST COMPLY WITH**
23 **THE PROVISIONS AND PROCESSES ESTABLISHED IN**
24 **ARTICLE XXVIII (NONCONFORMING USES) OF THIS**
25 **CHAPTER.**

**Figure VI-8
Thresholds and Applicability of Standards**

TYPE OF DEVELOPMENT	APPLICABLE REQUIREMENTS								
	BUILDING & LOT STANDARDS	ARCHITECTURAL	ROAD CLASSIFICATION AND LAYOUT	STREET SCAPE	SIGNS	LIGHTING	LANDSCAPE	PARKING	OPEN SPACE
1. NEW PRINCIPAL BUILDING	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. ADDITIONS TO SINGLE-FAMILY DETACHED DWELLINGS									
3. ADDITIONS TO NONRESIDENTIAL OR MULTIFAMILY BUILDING – LESS THAN 20% OF EXISTING GFA OR 1,000 SQUARE FEET GFA, WHICHEVER IS LESS - APPLY STANDARDS TO NEW CONSTRUCTION AND AREAS AFFECTED BY NEW SITE IMPROVEMENTS		✓	✓		✓	✓	✓		
4. ADDITIONS TO NONRESIDENTIAL OR MULTIFAMILY BUILDING –20% OR GREATER, BUT NOT MORE THAN 100% OF EXISTING GFA OR 1,000 SQUARE FEET GFA, WHICHEVER IS LESS - APPLY STANDARDS TO NEW CONSTRUCTION AND AREAS AFFECTED BY NEW SITE IMPROVEMENTS	✓	✓	✓		✓	✓	✓	✓	✓
5. ADDITIONS TO NONRESIDENTIAL OR MF BUILDING – INCREASE IN EXISTING GFA BY MORE THAN 100% - APPLY STANDARDS TO ENTIRE SITE TO THE EXTENT POSSIBLE	✓	✓	✓	✓	✓	✓	✓	✓	✓

6. NEW PARKING AREAS THAT ADD 1-10 SPACES			✓			✓	✓		
7. NEW PARKING AREAS – 11+ SPACES			✓			✓	✓	✓	✓

GFA = GROSS FLOOR AREA

**Figure VI-9
Schedule of Zone Regulations: Activity Center Zones
Charles County, Maryland**

Uses: Waldorf Central (WC) Zone	Minimum Lot Criteria				Front setback requirements		Minimum yard requirements (feet)		Min. and max. height (stories)	Min. and max. floor area ratio (FAR)	Maximum lot coverage	Minimum open space
	Area (sq. ft.)	Width (feet)	Depth (feet)	Frontage (feet)	Minimum	Maximum	Side	Rear				
Townhouse 3.02.200		18	50	18	6	15	0	0	2 – 3		70%	20%
Multiplex 3.02.300	10,000	18	50		6	15	0	0	2 – 3		70%	20%
Garden apartment 3.03.100	10,000	50	80	50	0	12	0	0	2 – 3	0.5 – 1.6	90%	20%
Mid-rise 3.03.200	10,000	50	80	50	0	12	0	0	4 - 5	0.5 – 1.6	90%	15%
Commercial Apartment 3.03.400	10,000	50	80	50	0	12	0	0	2 – 5	0.5 – 1.6	90%	15%
Inst./Utility/ Recreation 4.00.000	10,000	50	80	50	0	12	0	0	2 – 5	0.5 – 1.6	90%	15%
Service commercial 5.00.000	10,000	50	80	50	0	12	0	0	2 – 5	0.5 – 1.6	90%	15%
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	2 – 5	0.5 – 1.6	90%	15%

Uses: Acton Urban Center (AUC) Zone	Minimum Lot Criteria				Front setback requirements		Minimum yard requirements (feet)		Min. and max. height (stories)	Min. and max. floor area ratio (FAR)	Maximum lot coverage	Minimum open space
	Area (sq. ft.)	Width (feet)	Depth (feet)	Frontage (feet)	Minimum	Maximum	Side	Rear				
Townhouse 3.02.200		18	50	18	6	15	0	0	2 – 4		70%	20%
Multiplex 3.02.300	10,000	18	50		6	15	0	0	2 – 4		70%	20%
Garden apartment 3.03.100	10,000	50	80	50	0	12	0	0	2 – 3	0.7 – 2.0 ¹	90%	20%
Mid-rise 3.03.200	10,000	50	80	50	0	12	0	0	4 – 5	0.7 – 2.0 ¹	90%	15%
High-rise 3.03..300	20,000	100	200	100	0	12			6 – 10	0.7 – 2.0 ¹	90%	15%
Commercial Apartment 3.03.400	10,000	50	80	50	0	12	0	0	3 – 10	0.7 – 2.0 ¹	90%	15%
Inst./Utility/ Recreation 4.00.000	10,000	50	80	50	0	12	0	0	3 – 10	0.7 – 2.0 ¹	90%	15%
Service commercial 5.00.000	10,000	50	80	50	0	12	0	0	3 – 10	0.7 – 2.0 ¹	90%	15%
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	3 – 10	0.7 – 2.0 ¹	90%	15%

NOTES:

¹Maximum FAR may be increased under the following circumstances:

- a. An FAR up to 2.5 shall be permitted for buildings within ¼ mile of an existing or planned light rail station.
- b. An FAR up to 6.0 shall be permitted within the AUC Zone, provided that structured parking shall be required if the FAR exceeds 2.5, and a traffic study and trip management plan are submitted demonstrating that the available road, pedestrian and transit facilities are adequate to handle projected trips.

1 **[§ 297-96] § 297-97 through 297-100. (Reserved)**

1 § 297-102. General Regulations.

**Figure VII-1
Location of
Planned Development Zones**

Base Zone	Planned Development Zones			
	PRD	MX	PEP	PMH
AC			P	
RC			P	
RR			P	
RV			P	
RL	P		P	
RM	P	P	P	P
RH	P	P	P	P
RO	P			
CN			P	
CC		P	P	
CB		P	P	
CV			P	
BP		P	P	
IG		P	P	
IH		P	P	
CER				
CRR				
CMR				
WC				
AUC				

NOTES:

1. A blank indicates that Planned Development is not allowed in the base zone.
2. P=Permitted

§ 297-151. Road buffer standards.

Figure X-1
Road Corridor Bufferyard and Building Setback Requirements
(Bufferyard by type and setback in feet)

Road Classification	AC RC RR	RV	RM RL	RH	RO CN	CC	CB	CV	BP	IG	IH	PM H PR D	PEP	MX	CR R CE R	CM R	WC AUC
Principal arterial	D 100	B 50	D 75	C 50	C 50	C 40	B 30	B 30	C 100	B 100	E 125	D 125	C 100	D 75	D 40	C 50	B 30
Parkway			D 50	C 50	B 40	B 40	B 25	B 40	C 75	B 75	E 75	C 75	C 75	C 50	B 40	C 50	
Other arterial	C 75	B 50	D 50	B 40	B 50	C 40	B 25	B 30	C 75	B 75	E 80	C 100	C 75	D 60	C 20	B 50	
Collector	B 50	A 40	C 40	B 40	A 30	A 30	A 25	A 30	B 50	A 50	B 50	B 75	B 50	C 40	B 25	B 40	

NOTES:

1. 'A' through 'E' designates type of Buffer required as illustrated in Article XVII, Part II.
2. Numbers given are the building setback requirements in feet.
3. Single-family residential lots and minor subdivision will be exempt from the buffer requirements above.
4. Setbacks may be reduced to 30 feet if located in Community Mixed Use Areas, Business Corridor Mixed Use Areas, Opportunity Mixed Use Areas or Employment Areas as defined by adopted Sub-Area Plans.

1

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

2

3 Please add the **WC and AUC** designations as a zone where the use is permitted with
4 conditions to the following uses described by their permitted use number:

5

6 3.04.110

7 3.05.100

8 3.05.200

9 4.07.200

10 5.02.300

11

12 Please add the **AUC** designation as a zone where the use is permitted with conditions to
13 the following use described by its permitted use number:

14

15 4.05.320

16

17 Please add the **WC and AUC** designations as a zone where the use is permitted by
18 Special Exception to the following uses described by their permitted use number:

19

20 3.04.120

21 3.04.300

22 3.04.420

23 4.06.200

24 7.01.110

25 7.04.200

26

27 Please add the **AUC** designation as a zone where the use is permitted by Special
28 Exception to the following use described by its permitted use number:

29

30 7.01.120

1 And amend the following language:

2

3 **3.02.200 Single-family attached residential: townhouse.**

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

8

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

11

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

17

18 C. Building requirements and relationship **WITHIN THE PUD, WPC, PRD, MX,**
19 **TOD, CER, CMR AND CRR ZONES[.]**:

20

21 **D. WITHIN THE WC AND AUC ZONES:**

22

23 **(1) DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE**
24 **REQUIREMENTS OF § 297-96.**

25

1 (2) **BUILDINGS SHALL BE SITED AND DESIGNED TO COMPLY**
2 **WITH THE DOWNTOWN WALDORF VISION PLAN AND**
3 **DESIGN GUIDELINES.**

4
5 (3) **ATTACHED DWELLINGS (TOWNHOUSES OR MULTIPLEX)**
6 **SHALL NOT BE CONSTRUCTED ON LOTS ABUTTING A**
7 **PRINCIPAL ARTERIAL HIGHWAY (U.S. 301) OR A WALDORF**
8 **URBAN MAJOR COLLECTOR AS IDENTIFIED IN THE**
9 **WALDORF DOWNTOWN DESIGN GUIDELINES.**

10 [D.]E. Requirements for dwelling units located on a public way.

11

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

16

17 (2) **WITHIN THE WC AND AUC ZONES, PUBLIC WAYS SHALL**
18 **COMPLY WITH REQUIREMENTS OF § 297-96, ACTIVITY**
19 **CENTER ZONES, AND THE STANDARDS OF THE DOWNTOWN**
20 **WALDORF VISION PLAN AND DESIGN GUIDELINES.**

21

22 [(2)](3) All public ways or other common facilities within a development of this
23 use shall be maintained by the property owners within the same
24 development.

25

26 [E.]F. Site plan approval. Site **PLAN** approval shall be required for all developments of
27 this use and shall contain all of the elements required in Appendix A.¹³

1 **3.02.300 Single-family attached residential: multiplex.**

2

3 This use is permitted with conditions in the PRD, MX, TOD, CER, CMR, [and] CRR,
4 **WC AND AUC** Zones, subject to the same conditions as specified in Use 3.02.200.

5 Where this use is shown and approved on a master plan, general development plan or
6 preliminary plan of subdivision, it is permitted in the PUD and WPC Zones, subject to
7 the same conditions for this use as Use 3.02.200.

8

9 **3.03.100 Multifamily residential: garden apartment.**

10

11 This use is permitted with conditions in the CER, CRR, PRD, [and] MX, **WC AND AUC**
12 Zones, subject to the following:

13 A. This use is permitted in the PRD and MX Zones, subject to all applicable
14 provisions of Article VII, Planned Development Zone Regulations, **AND THE**
15 **FOLLOWING REQUIREMENTS:**

16

17 [C.] (1) Dimensional standards. The minimum distance between any two buildings
18 shall be 40 feet.

19 [D.] (2) A central parking compound for recreational campers, trailers, boats and
20 other incidental motor vehicles shall be provided.

21 [E.] (3) Open space/recreational space. Not less than 25% of the lot area of any lot
22 used for multifamily or multigroup dwellings shall be devoted to open space or
23 recreational space.

24

25 **B. [(Reserved)] IN THE WC AND AUC ZONES:**

26 (1) **DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE**
27 **REQUIREMENTS OF § 297-96, ACTIVITY CENTER ZONES.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

(2) **BUILDINGS SHALL BE SITED AND DESIGNED TO COMPLY WITH THE WALDORF DOWNTOWN DESIGN GUIDELINES.**

(3) **LOTS ABUTTING A PRINCIPAL ARTERIAL HIGHWAY (U.S. 301) OR A WALDORF URBAN MAJOR COLLECTOR STREET, AS IDENTIFIED IN THE WALDORF DOWNTOWN DESIGN GUIDELINES, SHALL BE DEVELOPED FOR MIXED USE OR NON-RESIDENTIAL USE. NO SOLELY RESIDENTIAL BUILDINGS ARE PERMITTED IN THESE LOCATIONS.**

[F.] C. This use may be permitted in the CER and CRR Zones only if constructed above first floor nonresidential use(s) permitted in those zones.

3.03.200 Multifamily residential: mid-rise.

This use is permitted with conditions in the PRD, [and] MX, WC AND AUC Zones, subject to the following:

A. This use is permitted in the PRD and MX Zones, subject to all applicable provisions of Article VII, Planned Development Zone Regulations **AND THE FOLLOWING REQUIREMENTS[.]**:

[B.] (1) The minimum area shall be five acres.

[C.] (2) Building separation for multiple-group dwellings. Within the lot, the distance between any two multiple-family dwellings shall be not less than 50 feet, provided that if either building is more than 50 feet in height, then the distance between buildings shall be increased one foot for each foot by which the taller building exceeds 50 feet.

- 1 [D.] (3) No accessory building and no parking spaces or surfaces designed for
2 vehicular use shall be located within the minimum dimensions of yards, except
3 that entrance and exit drives may cross them in as direct a manner as possible.
- 4 [E.] (4) A central parking compound for recreational campers, trailers, boats and
5 other incidental motor vehicles shall be provided.
- 6 [F.] (5) Open space/recreational space. Not less than 55% of the lot area of any lot
7 used for multiple-family or multiple-group dwellings shall be devoted to open
8 space or recreational space.
- 9 [G.] (6) Lighting. No luminaries on parking lots shall be more than 10 feet above
10 ground level, and no outdoor lighting shall shine in residential windows or onto
11 adjoining residential property.

12

13 **B. [(Reserved)] WITHIN THE WC AND AUC ZONES:**

14 (1) **DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE**
15 **REQUIREMENTS OF § 297-96, ACTIVITY CENTER ZONES.**

16

17 (2) **BUILDINGS SHALL BE SITED AND DESIGNED TO COMPLY**
18 **WITH THE WALDORF DOWNTOWN DESIGN GUIDELINES.**

19

20 (3) **LOTS ABUTTING A PRINCIPAL ARTERIAL HIGHWAY (U.S.**
21 **301) OR A WALDORF URBAN MAJOR COLLECTOR STREET**
22 **AS IDENTIFIED IN THE WALDORF DOWNTOWN VISION**
23 **PLAN AND DESIGN GUIDELINES, SHALL BE DEVELOPED**
24 **FOR MIXED USE OR NON-RESIDENTIAL USE. NO SOLELY**
25 **RESIDENTIAL BUILDINGS ARE PERMITTED IN THESE**
26 **LOCATIONS.**

27

28 **3.03.300 Multifamily residential: high-rise.**

1 This use **IS PERMITTED WITH CONDITIONS IN THE AUC ZONE AND** is
2 permitted by special exception in the PRD, MX and TOD Zones, based on the
3 requirements contained in 3.03.200.

4

5 **5.02.400 Veterinarians and veterinary hospitals.**

6

7 This use is permitted with conditions in the CN, CC, CV, BP, PEP, MX, TOD, [and]
8 CER, **WC AND AUC** Zones and is permitted by special exception in the RR, RC(D), RV
9 and RL Zones, subject to the following standards:

10

11 A. The minimum area **OF THE LOT** shall be one-half (1/2) acre.

12

13 B. It must be housed in a fully enclosed, soundproof building.

14

15 C. **EXCEPT IN THE WC AND AUC ZONES,** [It] **IT** shall be located a minimum
16 of 75 feet from any road or street and no less than 125 feet from the nearest
17 dwelling.

18 D. It must conform to standards of the County Animal Regulations¹⁷ and applicable
19 state and local laws.

20

21 **7.02.100 Automobile parking garages or parking lots not located on a lot where**
22 **there is another principal use to which the parking is related.**

23

24 This use is permitted by special exception in the CV, **WC AND AUC** [Zone] **ZONES,**
25 provided that the following standards are satisfied:

- 1 A. Any structure will be compatible with the surrounding neighborhood or
2 community in terms of architecture, height, size, massing and setbacks.
3
- 4 B. Any parking lot shall occupy no more than one acre of the parcel or prepared
5 surface area.
6
- 7 **C. IN THE CV ZONE:**
- 8 (1) Ingress and egress shall be from a collector or arterial roadway.
9 [D.](2) The site plan shall show how this use will be satisfactorily screened from
10 all neighboring uses.
11
- 12 **D. IN THE WC AND AUC ZONES:**
- 13
- 14 (1) **THIS SPECIAL EXCEPTION USE IS LIMITED TO**
15 **STRUCTURED PARKING FACILITIES. PARKING LOTS ARE**
16 **PERMITTED ONLY ON A LOT ASSOCIATED WITH A**
17 **PRINCIPAL USE TO WHICH THE PARKING IS RELATED.**
18
- 19 (2) **INGRESS AND EGRESS SHALL BE FROM A WALDORF URBAN**
20 **MAJOR COLLECTOR, WALDORF URBAN MINOR**
21 **COLLECTOR OR WALDORF URBAN LOCAL ROAD.**
22
- 23 (3) **THE STRUCTURE SHALL COMPLY WITH THE SITING AND**
24 **DESIGN STANDARDS OF THE DOWNTOWN WALDORF**
25 **VISION PLAN AND DESIGN GUIDELINES.**
26
27

1 **§ 297-242. Requirements.**

2

3 A. When an applicant, as defined in the MPDU Program, proposes a development at
4 one location in the AC, RC, RR or RV Zones, the required number of moderately
5 priced dwelling units is a minimum of 12% of the total number of dwelling units
6 at that location. If the property is located in the RL, RM, RH, PRD, MX, CER,
7 CRR, [or] CMR, **WC OR AUC** Zones, the required number of MPDUs is a
8 minimum of 15% of the total number of units.

9

1 § 297-257. Roads.

2

3 D. Levels of service.

4 (1) The established minimum LOS for roads and intersections is:

5

Comprehensive Plan District	Level of Service	
	Off-Peak	Peak Hour
Development district	C	C
Village centers	B	C
Rural/agricultural conservation areas and others	A	B
Town centers and urban cores	C	D
MIXED USE DISTRICTS (LIMITED TO THE WALDORF CENTRAL AND ACTON URBAN CENTER ZONES)	D	D

6

7 (2) If the existing LOS of the affected road or street is less than the standard
8 above, then the transportation facility will be considered inadequate if the
9 proposed development degrades the facility by more than a factor of 0.01
10 based on the volume to capacity ratio.

11

12 a. TO MEET THE LEVEL OF SERVICE D
13 REQUIREMENTS IN THE WC AND AUC ZONES, ALTERNATE
14 TYPES OF TRANSPORTATION IMPROVEMENTS, IN LIEU OF
15 ROAD WIDENING, MAY BE REQUIRED. ALTERNATE TYPES
16 OF TRANSPORTATION IMPROVEMENTS SHALL INCLUDE
17 CONSTRUCTION OF OR FEE-IN-LIEU CONTRIBUTIONS TO
18 OFF-STREET PUBLIC PARKING, ROAD GRID NETWORK

1
2
3

**DEVELOPMENT, TRANSIT FACILITIES, OR STREETScape
IMPROVEMENTS.**

1 **§ 297-278. Definitions.**

2

3 RECEIVING PARCEL OR RECEIVING ZONE – A lot or parcel of land that has been
4 designated as the development district **IN THE COMPREHENSIVE PLAN**, [along
5 with the corresponding zones] **IS LOCATED IN A ZONE IN WHICH THE USE OF**
6 **TDRS IS AUTHORIZED BY THIS CHAPTER** (RL, RM, RH, CER, CRR, CMR,
7 **AUC, WC**) [on which the transferred development rights are utilized in the
8 comprehensive plan] and is located in a cluster development in the RL, RM or RH Zones;
9 or in a PRD, TOD or MX Zone as set forth in Article VII; or [by right] in the CER, CRR,
10 **CMR, AUC OR WC ZONES.**

11

12 **§ 297-284. TDR receiving area; use of transferable development rights.**

13

14 A. Creation and purpose of TDR receiving area; ability to use TDRs.

15

16 **(1)** There is hereby created a TDR receiving area which shall be limited to
17 properties located in the RL, RM, RH, MX, TOD, PRD, CER, CRR,
18 [AND] CMR, **AUC AND WC** Zones. With the exception of the CER,
19 CRR, [and] CMR, **AUC AND WC** Zones, a TDR in the above residential
20 zones shall only be used when the development conforms to standards for
21 cluster or planned development contained in this chapter.

22

1 **§297-301. Road and sidewalk requirements in SUBDIVIDED AND unsubdivided**
2 **developments.**

3
4 A. Within unsubdivided developments, all private roads and accessways shall be
5 designed and constructed to facilitate the safe and convenient movement of motor
6 vehicle and pedestrian traffic.

7
8 B. Whenever a road in an unsubdivided development connects two or more
9 subcollector, collector or arterial streets in such a manner that any substantial
10 volume of through traffic is likely to make use of this road, such road shall be
11 constructed in accordance with the standards applicable to subdivision streets and
12 shall be dedicated. In other cases, when roads in unsubdivided developments
13 within the county are constructed in accordance with the specifications for
14 subdivision streets, the county may accept an offer of dedication of such streets.

15
16 C. In all unsubdivided residential development, sidewalks shall be provided linking
17 dwelling units with other dwelling units, the public street and on-site activity
18 centers, such as parking areas, laundry facilities and recreational areas and
19 facilities.

20
21 D. In all commercial and industrial [developments, sidewalks or marked
22 pedestrianways shall be provided linking parking areas and buildings, except
23 storage areas.] **SITE PLANS AND SUBDIVISIONS, SAFE AND**
24 **CONVENIENT PEDESTRIAN CIRCULATION SHALL BE PROVIDED**
25 **WITHIN AND BETWEEN SITES, INCLUDING:**

26
27 **(1) SIDEWALKS AND MARKED PEDESTRIANWAYS LINKING**
28 **THE PARKING AREAS, BUILDING ENTRANCES, AND**
29 **SIDEWALKS ALONG ADJACENT ROADS; AND**
30

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

3

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

8

9 (1) **FOR ANY SITE WITHIN AN ACTIVITY CENTER ZONE,**
10 **SIDEWALKS, STREET TREES AND STREET LIGHTS SHALL BE**
11 **INSTALLED ALONG THE SIDE OF A PUBLIC OR PRIVATE**
12 **ROAD ABUTTING THE DEVELOPMENT, OR ALONG BOTH**
13 **SIDES OF A PUBLIC OR PRIVATE ROAD WITHIN THE**
14 **DEVELOPMENT, IF THE DEVELOPMENT MEETS THE**
15 **THRESHOLDS FOR STREETScape IMPROVEMENTS**
16 **ESTABLISHED BY THE ACTIVITY CENTER ZONE**
17 **REQUIREMENTS, §297-96.M.**

18

19 [E.](2) **IN OTHER ZONES, [whenever] WHENEVER** the zoning officer finds
20 that [a means of] pedestrian access is necessary from an unsubdivided
21 development to schools, parks, playgrounds or other roads or facilities and
22 that such access is not conveniently provided by sidewalks adjacent to the
23 roads, the applicant may be required to reserve an unobstructed easement
24 of at least 10 feet to provide such access.

25

26 (3) **SIDEWALKS ALONG PUBLIC STREETS SHALL MEET THE**
27 **STANDARDS OF THE ROADS ORDINANCE AND ADOPTED**
28 **DESIGN GUIDELINES.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

(1) [constructed] **CONSTRUCTED** according to the specifications set forth in Appendix C, except that the zoning administrator may permit the installation of walkways constructed with other suitable materials when it concludes that:

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

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

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

G. THE PROPOSED RIGHT-OF-WAY OF PUBLIC ROADS ABUTTING OR WITHIN THE SITE SHALL BE SHOWN ON SITE PLANS. REQUIRED SETBACKS SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY. LANDSCAPING, PARKING AND OTHER REQUIRED IMPROVEMENTS SHALL BE LOCATED OUTSIDE OF THE PROPOSED RIGHT-OF-WAY.

1 § 297-370. Bufferyards.

**Figure XXII-1
 Bufferyards Between Adjacent Zones: Residential Zones**

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

NOTES:

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

**Figure XXII-2
 Bufferyards Between Adjacent Zones: Commercial and Industrial Zones**

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

NOTES:

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

**Figure XXII-3
 Bufferyards Between Adjacent Zones: Planned Development Zones**

Zone	PMH	PRD	PEP	MX	TOD
AC	B	C	--	C	C
RC	D	C	E	D	D
RR	D	C	E	D	D
RV	C	B	E	D	D
RL	C	B	E	D	D
RM	C	B	E	D	D
RH	A	A	D	C	C
RO	B	B	B	A	A
CN	A	B	B	B	B
CC	B	C	A	B	B
CB	B	C	A	B	B
CV	B	B	A	--	--
BP	B	C	A	B	B
IG	C	D	--	D	D
IH	D	D	--	D	D
WC	C	C	A	--	--
AUC	C	C	A	--	--
PMH	--	--	C	--	--
PRD	--	--	D	--	--
PEP	C	D	--	D	D
MX	--	--	D	--	--
TOD	--	--	D	--	--

NOTES:

1. -- indicates that either Bufferyards are not required or not applicable.
2. 'A' through 'E' designates type of buffer required as illustrated in Article XXIII.

1 **SECTION 2.** 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 That Charles County Tax Maps 8 and 15 are repealed and amended on the attached maps
6 as incorporated herein.

7
8
9 **SECTION 3.** BE IT FURTHER ENACTED, that this Act shall take effect TEN
10 (10) calendar days after it becomes law.

11

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