

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

****** DRAFT******

2010 Legislative Session

Legislative Day #____

BILL NO. 2010-06

Introduced by: Charles County Commissioners

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: _____

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COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2010 Legislative Session

Bill No. 2010-

Chapter. No. 297

Introduced by Charles County Commissioners

Date of Introduction , 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*

1 *(June, 2006)*

2

3 BY repealing and re-enacting:

4

5 Chapter 297- Zoning Ordinance

6 Article VII, § 297-101, Objectives

7 *Code of Charles County, Maryland*

8 *(June, 2006)*

9

10 Chapter 297- Zoning Ordinance

11 Article VII, § 297-102, General Regulations

12 *Code of Charles County, Maryland*

13 *(June, 2006)*

14

15 Chapter 297- Zoning Ordinance

16 Article VII, § 297-103, Master Plans

17 *Code of Charles County, Maryland*

18 *(June, 2006)*

19

20 Chapter 297- Zoning Ordinance

21 Article VII, § 297-104, Approval

22 *Code of Charles County, Maryland*

23 *(June, 2006)*

24

25 Chapter 297- Zoning Ordinance

26 Article VII, § 297-105, Planned Residential Development (PRD) Zone

27 *Code of Charles County, Maryland*

28 *(June, 2006)*

29

30 Chapter 297- Zoning Ordinance

1 Article VII, § 297-106, Mixed Use (MX) Zone
2 *Code of Charles County, Maryland*
3 *(June, 2006)*
4
5 Chapter 297- Zoning Ordinance
6 Article VII, § 297-109, Design Guidelines and Requirements
7 *Code of Charles County, Maryland*
8 *(June, 2006)*
9
10 Chapter 297- Zoning Ordinance
11 Article VII, § 297-110, Transit-Oriented Development (TOD) Zone.
12 *Code of Charles County, Maryland*
13 *(June, 2006)*
14
15 BY repealing:
16
17 Chapter 297- Zoning Ordinance
18 Article V, § 297-75, Figure V-2, Residential Density Ranges
19 *Code of Charles County, Maryland*
20 *(June, 2006)*
21
22 Chapter 297- Zoning Ordinance
23 Article VIII, Development Guidance System
24 *Code of Charles County, Maryland*
25 *(June, 2006)*
26
27 BY repealing and adding with amendments:
28
29 Chapter 297- Zoning Ordinance
30 Article IV, § 297-63, Figure IV-1, Table of Permissible Uses

1 *Code of Charles County, Maryland*
2 *(June, 2006)*
3
4 Chapter 297- Zoning Ordinance
5 Article V, § 297-75, Residential Density
6 *Code of Charles County, Maryland*
7 *(June, 2006)*
8
9 Chapter 297- Zoning Ordinance
10 Article V, § 297-75, Figure V-1, Maximum Residential Densities
11 *Code of Charles County, Maryland*
12 *(June, 2006)*
13
14 Chapter 297- Zoning Ordinance
15 Article XIII, § 297-212, Minimum Standards for Special Exceptions and Uses
16 Permitted with Conditions
17 *Code of Charles County, Maryland*
18 *(June, 2006)*
19
20 Chapter 297- Zoning Ordinance
21 Appendix A, Information Required with Applications for Master Plans, General
22 Development Plans and Site Plans
23 *Code of Charles County, Maryland*
24 *(June, 2006)*
25

1 **SECTION ____.** 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

• Blank = Not Permitted

* = See § 91(d) Commercial

Uses Description	Zones																							
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CRM
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				
1.01.200 Including livestock on a parcel greater than 5 acres - dairy farming, keeping or raising for sale large or small animals, reptiles, fish, birds, poultry or aquaculture	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	P	PC		PC				
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				
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale	SE	SE		SE																				
1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located																								
1.01.410 Grain dryers and related structures	P	P									P		P		P	P								
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building	p	p									p		p		p	p								
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture	P	P											P		P	P		P						
1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances, and statutes	P	P											P		P	P		P						
1.01.450 Poultry houses, hog operations with 6 or more hogs	PC	SE																						
1.01.460 Slaughterhouses	SE	SE														SE								
1.01.470 Processing and selling products raised on-site	P	P	P																					

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
1.01.500 Commercial Stables	P	P	SE	SE		SE	SE			P	P		SE				SE							
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	P	P		P				
1.03.000 Open-air markets and horticultural sales																								
1.03.100 Open-air markets																								
1.03.110 Farm and craft markets, flea markets										P	P	P	P						P		P		P	
1.03.120 Open-air product markets	PC	PC	PC	PC						P	P	P	P						P		P		P	
1.03.200 Horticultural sales with outdoor display	SE	SE	SE								P	P	P						P		P			
1.03.300 Livestock markets	SE	SE	SE													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	P								
1.05.200 On-premise sales permitted	P	SE	SE	SE						P	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	PC					
2.02.000 Seafood processing																								
2.02.100 Seafood processing and seafood operations with products raised or harvested off-site											PC		P		P			SE	PC					
2.02.200 Seafood processing and seafood operations with products raised on the premises	PC	PC	PC																					
2.03.000 Marine terminal												SE		P	P			P	SE					
2.04.000 Commercial fishing	P	P	P		P																			
3.00.000 RESIDENTIAL																								
3.01.000 Single-family detached																								
3.01.100 Single-family detached	P	P	P	P	P	P	P	P	P				P		PC		P		P	P		PC	PC	PC
3.01.200 Lot line																	PC		PC		PC			PC
3.01.300 Patio/Court/Atrium																	PC		PC		PC			PC
3.01.400 Class A manufactured home	P	P	P	P	P	P	P	P												P				
3.01.500 Class B manufactured home	P	P	SE	SE		SE														P				
3.01.600 Tenant house	PC	PC	PC	PC		PC																		
3.01.700 Primary residence with accessory apartment	PC	PC	PC	PC	PC	PC	PC	PC	PC	P									PC		PC	PC	PC	PC

Uses Description	Zones																							
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CRM
3.01.800 Single Room Occupancy Units								P	P	P	P	P	P				P		P		P	P	P	P
3.02.000 Single-family attached																								
3.02.100 Duplex					P		PC	PC									PC		PC		PC	PC	PC	PC
3.02.200 Townhouse							PC	PC									PC		PC		PC	PC	PC	PC
3.02.300 Multiplex							PC	PC									PC		PC		PC	PC	PC	PC
3.03.000 Multi-family																								
3.03.100 Garden apartment							PC	PC									PC		PC		P	PC	PC	
3.03.200 Mid-rise							PC	PC									PC		PC		P			
3.03.300 Hi-rise																	SE		SE		SE			
3.03.400 Commercial apartment									P	P	P	P	P						P		P	P	P	
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes																								
3.04.100 Group homes																								
3.04.110 Not more than 8 people	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC		PC	PC	PC	PC	PC	PC
3.04.120 With between 9 and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P		P				SE		SE	SE	SE	SE	SE	SE
3.04.200 Day care																								
3.04.210 Day-care home (having fewer than 9 recipients)	P	P	P	P	P	P	P	P	P	P	P		P				P		P	P	P	P	P	P
3.04.220 Day-Care center, day nursery (between 9 and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	*	SE		P	P	P	SE	P	P	P	SE
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	SE	P							SE		SE	SE	SE			SE
3.04.400 Elderly care homes																								
3.04.410 Elderly care homes (1 - 8 people)	P	P	P	P	P	P	P	P	P	P							P		P	P	P	P	P	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
3.04.500 Retirement housing complex								SE	SE			SE					P		P		P	P	P	P
3.05.000 Miscellaneous rooms for rent situations																								
3.05.100 Rooming houses, boarding houses rented by the month	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		SE		SE		PC	PC
3.05.200 Bed and breakfast, tourist homes	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		PC		PC		P	SE
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations	SE	SE									P	P	P	PC				P	P		P	P	P	
3.05.400 Country Inn	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	PC						SE		SE		P	
3.06.000 Shelters, permanent	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P						P					
3.07.000 Migrant workers housing	PC	PC	PC																					
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION																								
4.01.000 Educational, cultural, religious, philanthropic, social and fraternal uses																								
4.01.100 Schools																								
4.01.110 Private elementary and secondary (included pre-school, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE			P	P	P	P	P	SE	SE	SE

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
4.01.120 Trade or vocational schools								P		P	P	P	P	P	P	P	P	P	SE		SE	P		
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE				SE	P	P		P			
4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings)	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P
4.01.300 Private libraries, museums, art centers, and similar uses (including those associated education and instructional activities)																								
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P		P	P	P	P	P	P	P	P	P	
4.01.320 Located within any other structure	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	PC	P	P	P	P	P	P	P	P	P	
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls, and similar uses	SE	SE	SE		SE					P	SE	P	P		P	P	P	P	P	P	P		P	
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	*	PC			P	P		P	P	PC	
4.02.120 Movie theatres, theatres, coliseums and stadiums																								
4.02.121 Seating capacity of not more than 300											P	P	P	P				P	P	P		P	P	P
4.02.122 Seating capacity up to 1000												P	P					P	P		P	P	P	
4.02.123 Coliseums and stadiums with seating capacity more than 1,000											SE							P	P		P			
4.02.130 Indoor rifle and pistol ranges										SE	SE	SE	SE					SE						
4.02.140 Off-track betting facilities											SE	SE			SE			SE	SE		SE		SE	
4.02.200 Activity conducted primarily outside enclosed buildings or structures																								
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development	SE	SE	SE	SE	SE	SE	SE	SE		P	P		P	0			P	P	P	P	P			P
4.02.220 Privately owned outdoor recreational facilities such as golf and	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	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CRM
country clubs, swimming or tennis clubs, approved as part of a residential development																								
4.02.230 Recreation vehicle parks	SE	SE									PC		PC											
4.02.240 Campgrounds and camps	SE	SE	SE																					
4.02.250 Automobile and motorcycle racing tracks	SE	SE													SE	SE								
4.02.260 Drive-in movie theatres, open-air theatres, and amphitheatres	SE	SE											SE											
4.02.270 Amusement and theme parks	SE	SE		SE															SE					
4.02.280 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses	SE	SE	SE	SE						P	P		P					P	P					
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons	SE	SE								SE	SE		SE				SE	SE						
4.03.000 Institutional residence or care or confinement facilities																								
4.03.100 Hospital and other in-patient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area	SE	SE	SE							PC	PC	PC	PC	PC				PC	PC		PC	PC		
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P					P	P		P	P		
4.04.000 Emergency Services																								
4.04.100 Fire Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.04.200 Rescue squads, ambulance services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.05.000 Miscellaneous public and semi-public facilities																								
4.05.100 Post Office																								
4.05.110 Local	SE	SE	SE		SE					P	P	P	P	P	P			P	P		P	P	P	
4.05.120 Regional											P			P	P	P		P	P		P	P		
4.05.200 Airport																								
4.05.210 Private use	SE	SE		SE																				
4.05.220 General aviation airport																PC								
4.05.300 Helicopter facilities																								
4.05.310 Heliports	SE	SE		SE											PC	PC		SE	SE		SE			
4.05.320 Helistops	SE	SE		SE	SE					SE	SE	SE	SE	0	PC	PC		PC	PC		SE			
4.06.000 Public utilities (including towers and related structures)																								
4.06.100 Neighborhood essential service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower	SE	SE	SE	SE		SE	SE	SE	SE		SE			SE	P	P		SE	SE		SE	SE		

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
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.06.500 Wireless communication antennae	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
4.07.000 Satellite dishes and earth stations																								
4.07.100 Earth stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	SE	PC	SE	SE	SE	SE	SE	SE
4.07.200 Satellite dishes	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	PC	P	P	P	PC	P	PC	PC	PC	PC	PC	PC
4.08.000 Cemeteries and crematoriums																								
4.08.100 Cemeteries																								
4.08.110 Family burial sites	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC				PC	PC						
4.08.120 Other cemeteries	SE	SE	SE	SE	SE	SE	SE	SE									SE							
4.08.200 Crematoriums	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		P		P	P	SE	P				SE		
4.09.000 Transportation																								
4.09.100 Bus stations, train stations																								
4.09.200 Park and ride facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5.00.000 SERVICE ORIENTED COMMERCIAL																								
5.01.000 All operations conducted entirely within fully enclosed building																								
5.01.100 Operations designed to attract and serve customers or clients on the premises																								
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)									P	P	P	P	P	P	P			P	P		P	P	P	
5.01.112 Personal services (see definition)									P	P	P	P	P	*				P	P		P			
5.01.113 Dry cleaning/laundry and laundromats										P	P	P	P	*				P	P		P			
5.01.114 Banks and financial institutions										P	P	P	P	P	P			P	P		P	P	P	
5.01.115 Business services									P	P	P	P	P	*				P	P		P	P	P	
5.01.116 Office or clinics of physicians, dentist, and chiropractors									P	P	P	P	P	P				P	P		P	P	P	
5.02.000 Operations conducted within and/or outside fully enclosed building																								
5.02.100 Construction services and supplies																								
5.02.200 Retail concrete mixing										PC	PC													
5.02.300 Funeral homes	SE	SE	SE	SE	SE				PC	PC	PC	PC	PC					PC	PC		PC	PC		
5.02.400 Veterinarians and veterinary hospitals	P	P	SE	SE	SE	SE				PC	PC		PC					PC	PC		PC	PC		
5.02.500 Nursery schools and day care centers with more than 30 children	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	*	SE		SE	P	P	SE	P	P	P	SE
6.00.00 COMMERCIAL																								
6.01.100 Commercial sales and rental of goods, merchandise and equipment																								
6.01.100 Retail sales																								
6.01.110 Building floor space <15,000 sq. ft./parcel																								
6.01.111 Shoppers merchandise stores (see										P	P	P	P					P	P		P	P	P	

Uses Description	Zones																							
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CRM
definition)																								
6.01.112 Specialty shops (see definition)									P	P	P	P	P						P		P	P	P	
6.01.113 Antique shops, art galleries	SE	SE	SE		SE				P	P	P	P	P					P	P		P	P	P	
6.01.120 Building floor area > 15,000 sq. ft.																								
6.01.121 Shoppers merchandise stores (see definition)											P	SE						P	P		P			
6.01.122 Speciality shops (see definition)											P	P	SE					P	P		P			
6.01.123 Antique shops, art galleries	SE	SE	SE								P	P	SE					P	P		P			
6.01.130 General merchandise (see definition)											P		SE					P	P		P			
6.01.140 Convenience Stores									SE	P	P	SE						P	P		P	SE	SE	SE
6.01.150 Retail Sales over 100,000 sq. ft. on one floor (see definition)											SE	SE							SE		SE			
6.01.200 Wholesale sales (see definition)											P		P	P	P	P		P	P		P	P		
6.02.000 Restaurants																								
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters									PC	SE	P	P	P	PC	P			P	P		P	P	P	
6.02.200 Restaurant, fast food carry-out and delivery										SE	P	P	SE	*	P			P	P		P	P		
6.02.300 Restaurant, fast food drive-in and drive-thru																								
6.02.310 With direct highway access to a 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	
6.03.000 Motor vehicle related and service operations																								
6.03.100 Motor vehicle sales or rental; mobile home sales																								
6.03.110 Motor vehicle sale or rental in the CB Zone on >3 acres												SE												
6.03.120 All other motor vehicle sale or rental; mobile home sales											PC	PC	PC					PC	PC			SE		
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers.										PC	PC		PC		PC			PC	PC					
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)																								
6.03.310 Motor vehicle repair and maintenance										PC	PC	PC	PC		PC			PC	PC			P	P	
6.03.320 Motor vehicle fuels sales																								
6.03.321 Associated with commercial uses >3,500 sq. ft.										SE	SE	SE	PC		SE			SE	SE					
6.03.322 All other										SE	PC	PC	PC		PC			PC	PC		PC			
6.03.330 Car wash										PC	PC	PC	PC		PC			PC	PC					
6.03.400 Motor vehicle painting and body work											PC		PC		PC			PC						
6.03.500 Automotive parks											PC				PC			PC	PC					

Uses Description	Zones																								
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CRM	
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		
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							
7.01.230 Saw mills	P	P	PC										P		P	P									
7.01.240 Alcoholic beverage manufacturing																									
7.01.241 Brewery producing 100 K or > barrels annually (State Class 5A), Distillery																P									
7.01.242 Brewery producing <100 K barrels annually (State Class B)															P	P									
7.01.250 Winery	PC	PC	P												P	P				P					
7.01.260 Fertilizer mixing plants	SE															P		SE							
7.01.270 Brick or block manufacturing																P	PC								
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												P	P	SE	P	P	P		P	P		P	P	P	
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)																									
7.02.210 All storage within completely enclosed structures												P		P	PC	P	P		P	PC		PC			
7.02.220 Warehouse storage inside or outside completely enclosed structures															P	P		P	P						
7.02.230 Mini-warehouses											SE	SE	SE	SE	PC	PC		SE							
7.02.240 Storage of petroleum products															SE	SE		SE							
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (I) vehicles or equipment are owned											SE		SE		P	P		P							

Uses Description	Zones																								
	AC	RC	RC (D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CRM	
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	PC	PC	PC	PC	SE										P	P									
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight	SE	SE		SE	SE										P	P									
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards															SE	SE									
7.04.000 Research facilities and laboratories																									
7.04.100 Without processing of materials	SE	SE	SE								SE			P	P	P		P	P		P	P			
7.04.200 With processing or manufacturing of materials											SE			P	P	P		P	P		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					
7.05.120 of > 10 acres	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					
7.06.000 Pozzolan Management Facility	SE	SE													SE	SE									
8.00.000 MIXED-USE																									
8.01.000 MIXED-USE BUILDING																			P		P				
8.02.000 MIXED-USE BUILDING, RESIDENTIAL																			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 Density Bonus ¹	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	--	--
	W/ Central Water or Sewer	3.00	3.40		
	APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	3.00	3.66	6.00	6.66
Low-Density Residential (RL)	Conventional	1.00	1.22	--	--
	Cluster	1.00	1.22	3.00	3.22
	APPLICATION OF A PLANNED DEVELOPMENT - PRD	1.75	1.97	[3.50] 4.59	[3.72] 4.81
	[TOD Zone]	[1.75]	[1.97]	[3.50]	[3.72]
Medium-Density Residential (RM)	Conventional	3.00	3.66	--	--
	Cluster	3.00	3.66	4.00	4.66
	Application of a Planned Development – PRD Zone	3.00	3.66	6.00	6.66
	Application of a Planned Development – MX and PMH Zones	3.00	3.66	[10.00] 8.00	[10.66] 8.66
	APPLICATION OF A PLANNED DEVELOPMENT - TOD Zone	4.00	4.66	[8.00] 10.00	[8.66] 10.66
High-Density Residential (RH)	Conventional	5.00	6.10	--	--
	Cluster	5.00	6.10	6.00	7.10
	Application of a Planned Development – PRD Zone	5.00	6.10	12.00	13.10
	Application of a Planned Development - MX Zone	5.00	6.10	19.00	20.10
	APPLICATION OF A PLANNED DEVELOPMENT - PMH Zone	5.00	6.10	10.00	11.10
	APPLICATION OF A PLANNED DEVELOPMENT - TOD Zone	15.00	16.10	27.50	28.60
Core Employment/Residential (CER)	Conventional	2.00	-	15.00 ³	15.00 ³
Core Retail/Residential (CRR)	Conventional	2.00	-	15.00 ³	15.00 ³
Core Mixed Residential (CMR)	Conventional	2.00	-	10.00 ³	10.00 ³
CENTRAL BUSINESS (CB), COMMUNITY COMMERCIAL (CC), BUSINESS PARK (BP),	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
COMMERCIAL VILLAGE (CV)	APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	3.00	3.66	6.00	6.66
LIGHT INDUSTRIAL (IG),	APPLICATION OF A PLANNED DEVELOPMENT - MX ZONE	5.00	6.10	19.00	20.10

HEAVY INDUSTRIAL (IH)	APPLICATION OF A PLANNED DEVELOPMENT - TOD ZONE	15.00	16.10	27.50	28.60
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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 1DU 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 2.01 units per acre, this will be considered to be 3 units per acre, and one Transferable Development Right must be purchased for each of the lots/dwelling units. 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 DEVELOPMENT ZONES. THE RECLASSIFICATION FROM THE BASE ZONE TO THE RESPECTIVE PLANNED DEVELOPMENT ZONE, VIA THE PROCESS ESTABLISHED IN THIS CHAPTER, REQUIRES THAT THE APPLICATION COMPLY WITH THE PROVISIONS OF EACH PURPOSE

1 **CLAUSE OF THE RESPECTIVE PLANNED DEVELOPMENT ZONE,**
2 **COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD AND**
3 **ALL OTHER STANDARDS SET FORTH IN THE RESPECTIVE PLANNED**
4 **DEVELOPMENT ZONE AND THIS CHAPTER.**

5

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

11

12 **C. PROCEDURES.**

13

14 **(1) MASTER PLAN REVIEW REQUIRED. THE PURPOSE OF A**
15 **MASTER PLAN IS TO:**

16 **(a) ASSURE DETAILED COMPLIANCE WITH THE APPLICABLE**
17 **PROVISIONS OF THE CHAPTER;**

18 **(b) TO PROVIDE THE PLANNING STAFF, THE PLANNING**
19 **COMMISSION, AND THE COUNTY COMMISSIONERS WITH**
20 **THE NECESSARY INFORMATION TO FULLY EVALUATE THE**
21 **PROPOSED DEVELOPMENT;**

22 **(c) TO DETERMINE DENSITY AND INTENSITY OF USES;**
23 **IMPACTS TO PUBLIC FACILITIES; AND**

24 **(d) TO DETERMINE ANY MITIGATION DEEMED NECESSARY TO**
25 **ADDRESS THESE IMPACTS.**

26

27 **(2) SUBMISSION REQUIREMENTS FOR PLANNED DEVELOPMENT**
28 **ZONES. A PLANNED DEVELOPMENT ZONE APPLICATION AND**
29 **MASTER PLAN SHALL BE COMPLETED AND FILED WITH THE**

18 Editor's Note: See §297-63

1 PLANNING DIVISION, ALONG WITH APPROPRIATE FEES AND
2 SUPPORTING DATA AND ANALYSIS.

3
4 (a) UPON RECEIPT OF THE APPLICATION AND MASTER PLAN,
5 THE PLANNING DIVISION WILL CONDUCT A REVIEW FOR
6 COMPLETENESS AND SOLICIT COMMENTS FROM OTHER
7 DEPARTMENTS, AGENCIES AND ANY OFFICIALS DEEMED
8 APPROPRIATE TO DETERMINE IF THE SELECTED CRITERIA
9 CAN BE MET. INCOMPLETE APPLICATIONS WILL BE
10 RETURNED WITH COMMENTS WITHIN 30 DAYS OF
11 SUBMISSION.

12
13 (b) FOLLOWING A COMPLETE SUBMISSION, THE PLANNING
14 DIVISION WILL REVIEW THE APPLICATION AND THE
15 MASTER PLAN AND PROVIDE COMMENTS TO THE
16 APPLICANT.

17
18 (c) AFTER REVISING THE MASTER PLAN AND OTHER
19 SUPPORTING INFORMATION BASED ON THE INITIAL
20 REVIEW, THE APPLICANT MAY RESUBMIT A REVISED
21 APPLICATION AND MASTER PLAN.

22
23 (d) THE PLANNING COMMISSION WILL HOLD A PUBLIC
24 MEETING ON ALL SUBMISSIONS WHICH SHALL INCLUDE
25 THE FOLLOWING:

26
27 [1] INTRODUCTION BY STAFF;

28
29 [2] PRESENTATION BY THE APPLICANT;

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**[3] STAFF REVIEW, COMMENTS, AND RECOMMENDATION;
AND**

[4] PUBLIC TESTIMONY.

**(e) THE PLANNING COMMISSION WILL FORWARD ITS REPORT
AND RECOMMENDATIONS TO THE COUNTY
COMMISSIONERS.**

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

(a) STAFF REVIEW, COMMENTS, AND RECOMMENDATION;

(b) PRESENTATION BY THE APPLICANT;

**(c) PLANNING COMMISSION REVIEW, COMMENTS, AND
RECOMMENDATION; AND**

(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**

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

- 1 **REQUESTED, FOR THE PROJECT. THIS STATEMENT SHALL**
2 **INCLUDE A WRITTEN DESCRIPTION OF THE GENERAL USES**
3 **DESIRED; RATIOS OF PROPOSED USES; TYPE OF**
4 **RESIDENTIAL UNITS PROPOSED AND PROPORTIONAL MIX**
5 **OF DWELLING UNITS BY TYPE; AND TYPE OF NON-**
6 **RESIDENTIAL STRUCTURES.**
- 7 **(7) A DESCRIPTION OF THE SURROUNDING AREA OF THE**
8 **SUBJECT PROPERTY THAT WILL BE AFFECTED BY THE**
9 **REQUESTED RECLASSIFICATION.**
- 10 **(8) AS PART OF THE MASTER PLAN, A GRAPHIC INDICATING**
11 **LOCATION OF DESIGNATED USES, GENERALIZED**
12 **BOUNDARIES AND APPROXIMATE SQUARE FOOTAGES OF**
13 **PROPOSED AREAS INTENDED FOR RESIDENTIAL,**
14 **EMPLOYMENT, INDUSTRIAL, INSTITUTIONAL/CIVIC,**
15 **TRANSIT, AND MAJOR OPEN SPACE. THE APPLICANT SHALL**
16 **REFER TO THE DESIGNATED USE CATEGORIES OF THE**
17 **REQUESTED ZONE.**
- 18 **(9) THE PROPOSED MAJOR CIRCULATION SYSTEM, INCLUDING**
19 **THE GENERAL LOCATION OF PROPOSED MAJOR ROADS**
20 **AND PEDESTRIAN PATHWAYS, POINTS OF ACCESS TO**
21 **EXISTING ROADS, AND EXISTING OR PROPOSED PUBLIC**
22 **TRANSIT FACILITIES ON THE PROPOSED GRAPHIC.**
- 23 **(10) A DESIGN AND DEVELOPMENT CODE WHICH CONFORMS TO**
24 **THE SITE DESIGN AND ARCHITECTURAL (SDA) GUIDELINES**
25 **OR OTHER GUIDELINES ADOPTED BY THE COUNTY**
26 **COMMISSIONERS AND APPROPRIATE FOR THE PARTICULAR**
27 **SITE.**
- 28 **(11) A STATEMENT WHICH EXPLAINS HOW APPLICABLE**
29 **SUPERIOR DESIGN CRITERIA, AS DEFINED IN APPENDIX I,**
30 **WILL BE MET, AS AGREED UPON BY THE COUNTY**

1 COMMISSIONERS AND THE APPLICANT. THE REQUIRED
2 SUPERIOR DESIGN CRITERIA SHALL BE INCLUDED IN THE
3 CONDITIONS OF APPROVAL OF THE MASTER PLAN.

4 (12) AS AN ALTERNATIVE TO USING THE COUNTY'S SCHEDULE
5 OF ZONE REGULATIONS FOR THE PARTICULAR PLANNED
6 DEVELOPMENT ZONE, THE APPLICANT MAY PROPOSE A
7 SEPARATE DESIGN AND DEVELOPMENT CODE FOR THE
8 PROJECT. REFER TO § 297-109(C) OF THIS ARTICLE FOR
9 DETAILED REQUIREMENTS.

10

11 B. THE COUNTY COMMISSIONERS SHALL APPROVE THE MASTER
12 PLAN AT THE TIME OF APPROVAL OF THE PLANNED
13 DEVELOPMENT ZONE.

14

15 § 297-104. APPROVAL.

16

17 A. IN ORDER TO APPROVE A PLANNED DEVELOPMENT ZONE, THE
18 COUNTY COMMISSIONERS MUST FIND THAT THE PROPOSED
19 PROJECT, WITH ITS MASTER PLAN, IS SUFFICIENT TO ACHIEVE THE
20 PURPOSES OF THE ZONE REQUESTED, IS COMPATIBLE WITH THE
21 SURROUNDING AREA AND IS CONSISTENT WITH THE
22 COMPREHENSIVE PLAN. THE SPECIFIC MAXIMUM DENSITY IS
23 DETERMINED BY USE OF FIGURE V-1, MAXIMUM RESIDENTIAL
24 DENSITIES (DWELLING UNITS PER ACRE) IN ARTICLE V OF THIS
25 CHAPTER. INTENSITY (SQUARE FEET) FOR THE PROJECT SHALL BE
26 SPECIFIED IN THE APPLICATION AND IS TO BE APPROVED BY THE
27 COUNTY COMMISSIONERS IN THE GRANT OF ZONING APPROVAL
28 BASED ON THE MASTER PLAN. ONCE APPROVED BY THE COUNTY
29 COMMISSIONERS, THE MASTER PLAN DESIGN MAY BE AMENDED,
30 WITH APPROVAL OF THE COUNTY COMMISSIONERS, IF:

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- (1) THE PROJECT REMAINS IN CONFORMANCE WITH THE CONDITIONS OF THE ZONING APPROVAL;
- (2) IS IN SUBSTANTIAL CONFORMANCE WITH THE ORIGINAL APPROVED MASTER PLAN; AND
- (3) DOES NOT INCREASE THE NUMBER OF RESIDENTIAL DEVELOPMENT UNITS OR SQUARE FOOTAGE OF NON-RESIDENTIAL DEVELOPMENT.

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

- (1) THE PROPORTIONAL MIX OF DWELLING UNITS BY TYPE WHEN RESIDENTIAL DEVELOPMENT IS ALLOWED.
- (2) SPECIAL CONDITIONS TO BE SATISFIED DURING THE DEVELOPMENT PROCESS, INCLUDING BUT NOT LIMITED TO THE TIMING OF CONSTRUCTION, ON-SITE AND OFF-SITE INFRASTRUCTURE IMPROVEMENTS, BUFFERING, TYPICAL ARCHITECTURAL ELEVATIONS, DESIGN AND DEVELOPMENT CODES, INFRASTRUCTURE PLANS, ENVIRONMENTAL STANDARDS OR REQUIREMENTS AND FISCAL IMPACT LIMITATIONS.

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

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

- (1) THE USES COMPLETED IN TERMS OF DENSITY (NUMBER OF UNITS) AND/OR INTENSITY (SQUARE FEET);**
- (2) THE USES APPROVED BUT NOT COMPLETED;**
- (3) THE USES PROPOSED IN THE APPLICATION BEING SUBMITTED;**
- AND**
- (4) THE USES PLANNED IN THE FUTURE.**

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

A. PURPOSE. IT IS THE PURPOSE OF THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONE TO IMPLEMENT STANDARDS AND RECOMMENDATIONS OF THE CHARLES COUNTY COMPREHENSIVE PLAN BY PERMITTING UNIFIED RESIDENTIAL DEVELOPMENT CONSISTENT WITH THE DENSITIES RECOMMENDED IN THE COMPREHENSIVE PLAN. IT IS INTENDED THAT THIS ZONE PROVIDE A MEANS OF REGULATING DEVELOPMENT WHICH CAN ACHIEVE FLEXIBILITY OF DESIGN, THE INTEGRATION OF MUTUALLY COMPATIBLE RESIDENTIAL USES, OPTIMUM LAND PLANNING WITH GREATER EFFICIENCY, ENVIRONMENTAL SENSITIVITY, CONVENIENCE AND AMENITY THAN THE PROCEDURES AND REGULATIONS WOULD PERMIT AS A RIGHT UNDER THE BASE ZONES.

1 **IN SO DOING, IT IS INTENDED THAT THIS ZONE BE UTILIZED TO**
2 **IMPLEMENT THE RECOMMENDATIONS AND OTHER PERTINENT**
3 **COUNTY POLICIES IN A MANNER CLOSELY COMPATIBLE WITH SAID**
4 **COUNTY PLANS AND POLICIES. ADDITIONAL PURPOSES OF THIS**
5 **ZONE ARE:**

6

7 **(1) TO ENSURE THAT ALL DEVELOPMENTS WILL POSITIVELY**
8 **CONTRIBUTE TO THE COUNTY'S HISTORIC AND CULTURAL**
9 **HERITAGE, AS REFLECTED IN THE COMPREHENSIVE PLAN, BY**
10 **PRESERVING HISTORIC STRUCTURES, SITES AND VISTAS.**

11

12 **(2) THAT DEVELOPMENT BE SO DESIGNED AND CONSTRUCTED AS**
13 **TO FACILITATE AND ENCOURAGE A MAXIMUM OF SOCIAL AND**
14 **COMMUNITY INTERACTION AND ACTIVITY AMONG THOSE**
15 **WHO LIVE AND WORK WITHIN AN AREA AND TO ENCOURAGE**
16 **THE CREATION OF A DISTINCTIVE VISUAL CHARACTER AND**
17 **IDENTITY FOR EACH DEVELOPMENT. IT IS INTENDED THAT**
18 **DEVELOPMENT IN THIS ZONE PRODUCE A BALANCED AND**
19 **COORDINATED MIXTURE OF RESIDENTIAL USES.**

20

21 **(3) TO PROVIDE AND ENCOURAGE A BROAD RANGE OF HOUSING**
22 **TYPES, COMPRISED OF OWNER AND RENTAL OCCUPANCY**
23 **UNITS, WITH SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER**
24 **STRUCTURAL TYPES.**

25

26 **(4) TO PRESERVE AND TAKE THE GREATEST POSSIBLE AESTHETIC**
27 **ADVANTAGE OF TREES AND TO ACHIEVE THIS OBJECTIVE**
28 **THROUGH MINIMAL GRADING NECESSARY FOR**
29 **CONSTRUCTION OF A DEVELOPMENT.**

30

1 (5) TO ENCOURAGE AND PROVIDE FOR OPEN SPACE NOT ONLY
2 FOR USE AS BUFFERYARDS AND YARDS SURROUNDING
3 STRUCTURES AND RELATED WALKWAYS, BUT ALSO
4 CONVENIENTLY LOCATED WITH RESPECT TO AREAS OF
5 RESIDENTIAL AND COMMERCIAL CONCENTRATION SO AS TO
6 FUNCTION FOR THE GENERAL BENEFIT OF THE COMMUNITY
7 AND PUBLIC AT LARGE AS PLACES OF RELAXATION,
8 RECREATION AND SOCIAL ACTIVITY; AND, FURTHERMORE,
9 OPEN SPACE SHOULD BE SITUATED AS PART OF THE PLAN AND
10 DESIGN OF THE DEVELOPMENT SO AS TO ACHIEVE THE
11 PHYSICAL AND AESTHETIC INTEGRATION OF THE USES AND
12 ACTIVITIES WITHIN SAID DEVELOPMENT.

13
14 (6) TO ENCOURAGE AND PROVIDE FOR THE DEVELOPMENT OF
15 COMPREHENSIVE PEDESTRIAN CIRCULATION NETWORKS,
16 SEPARATED FROM VEHICULAR ROADWAYS, WHICH
17 CONSTITUTE A SYSTEM OF LINKAGES AMONG RESIDENTIAL
18 AREAS, OPEN SPACES, RECREATION AREAS, COMMERCIAL
19 AND EMPLOYMENT AREAS AND PUBLIC FACILITIES, THEREBY
20 MINIMIZING RELIANCE UPON THE AUTOMOBILE AS A MEANS
21 OF TRANSPORTATION.

22
23 (7) TO ACHIEVE A MAXIMUM OF SAFETY, CONVENIENCE AND
24 AMENITY FOR BOTH THE RESIDENTS OF EACH DEVELOPMENT
25 AND THE RESIDENTS OF NEIGHBORING AREAS; AND,
26 FURTHERMORE, TO ASSURE COMPATIBILITY AND
27 COORDINATION OF EACH DEVELOPMENT WITH EXISTING
28 AND PROPOSED USES WHICH CONSTITUTE THE SURROUNDING
29 AREA OF A SUBJECT PROPERTY.
30

1 **(8) TO FOSTER PROSPEROUS AND VIABLE COMMUNITIES THAT**
2 **ARE OF AN ENHANCED DESIGN AND STRUCTURAL QUALITY**
3 **WHICH WILL RESULT IN PROPERTY VALUES THAT WILL BE**
4 **SUSTAINED OVER TIME.**

5
6 **B. THIS ZONE SHALL BE APPROVED UPON FINDINGS THAT THE**
7 **APPLICATION**

8 **(1) IS CONSISTENT WITH THE COMPREHENSIVE AND SYSTEMATIC**
9 **DEVELOPMENT OF THE COUNTY;**

10 **(2) IS CAPABLE OF ACCOMPLISHING THE PURPOSES OF THIS**
11 **ZONE;**

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

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

14
15 **C. THE REQUIRED MINIMUM AREA SHALL BE 20 ACRES.**

16
17 **D. THE MAXIMUM NUMBER OF DWELLING UNITS SUBMITTED IN THE**
18 **DEVELOPMENT SHALL BE DETERMINED USING THE GROSS TRACT**
19 **AREA OF THE PLANNED RESIDENTIAL DEVELOPMENT AND THE**
20 **DENSITY RANGES ESTABLISHED IN FIGURE V-1 (MAXIMUM**
21 **RESIDENTIAL DENSITIES) IN ARTICLE V. A MAXIMUM DENSITY**
22 **GREATER THAN THE BASE ZONE DENSITY, IN COMBINATION WITH**
23 **THE AFFORDABLE HOUSING DENSITY BONUS (PER FIGURE V-1 IN**
24 **ARTICLE V), SHALL ONLY BE ACHIEVED THROUGH THE PURCHASE**
25 **OF TRANSFERABLE DEVELOPMENT RIGHTS.**

26
27 **E. IN ADDITION TO THE BUFFERYARD REQUIREMENTS OF ARTICLE**
28 **XXIII, DWELLING UNITS LOCATED NEAR THE PERIPHERY OF A PRD**
29 **ZONE SHALL BE COMPATIBLE WITH NEIGHBORING AREAS AND**
30 **PROVIDE ADEQUATE TRANSITION IN DENSITY AND DWELLING UNIT**

1 **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 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	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
MULTIPLEX 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 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	5¹	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.**

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

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

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

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

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

(9) TO MANAGE TRAFFIC CONGESTION BY PROVIDING FOR MULTIPLE MODES OF TRANSPORTATION INCLUDING PEDESTRIAN/BICYCLE FACILITIES AND TRANSIT SERVICE AND BY PROVIDING AN ADEQUATE ROAD CIRCULATION SYSTEM TO

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HELP DISTRIBUTE TRAFFIC.

(10) TO ENCOURAGE ACTIVITIES WHICH EXPAND THE COUNTY'S SOLID WASTE AND RECYCLING PROGRAM.

(11) TO PROMOTE THE DEVELOPMENT OF AND LOCATION FOR QUALIFIED "TARGET" INDUSTRIES AS DESIGNATED BY THE COUNTY ECONOMIC DEVELOPMENT DEPARTMENT.

(12) TO ENCOURAGE THE ORDERLY, STAGED CONSTRUCTION OF COMPREHENSIVELY PLANNED, MULTI-USE CENTERS AT LOCATIONS RECOMMENDED IN THE COMPREHENSIVE PLAN AND SUB-AREA PLANS.

(13) TO PROVIDE, WHERE APPROPRIATE, HIGHER-DENSITY RESIDENTIAL USES INTEGRATED INTO THE OVERALL MULTI-USE PROJECT.

(14) TO ENSURE INTERNAL COMPATIBILITY OF RESIDENTIAL AND NONRESIDENTIAL USES BY PROVIDING SUPERIOR DESIGN, AND TO SUCCESSFULLY INTEGRATE A MIXTURE OF COMPLEMENTARY USES, INCLUDING RESIDENTIAL, COMMERCIAL, RECREATIONAL, EMPLOYMENT, CIVIC AND INSTITUTIONAL USES.

(15) TO ASSURE COMPATIBILITY OF THE PROPOSED USES WITH SURROUNDING USES BY INCORPORATING HIGHER STANDARDS OF LAND PLANNING AND SITE DESIGN THAN COULD BE ACCOMPLISHED UNDER BASE ZONES.

1 **(16) TO ALLOW FOR THE INTEGRATION OF DIFFERENT TYPES**
2 **OF USES WITHIN THE SAME AREA OR BUILDING IN A WAY THAT**
3 **ACHIEVES OVERALL HARMONY WITHIN THE PROPOSED**
4 **DEVELOPMENT AND PROMOTES A LIVELY, DYNAMIC**
5 **ENVIRONMENT.**

6
7 **(17) TO PROVIDE FOR OPEN SPACE SERVING THE FOLLOWING**
8 **FUNCTIONS:**

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

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

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

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

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

29
30 **(19) TO ENCOURAGE AND PROVIDE FOR EFFICIENT USE OF**

1 ENERGY RESOURCES THROUGH SHARED FACILITIES, ENERGY
2 EFFICIENT DEVELOPMENT OR OTHER ECONOMIES OF SCALE
3 OR TECHNOLOGY.

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

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

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

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

29
30 E. NON-RESIDENTIAL INTENSITY (SQUARE FEET) SHALL BE PROPOSED

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

10

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

18

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

21

22 USES PERCENTAGE OF
23 DEVELOPMENT AS MEASURED IN SQUARE FEET

24

25 RESIDENTIAL

26 MAXIMUM 65

27 MINIMUM 20

28

29

30 COMMERCIAL, RETAIL *

1	MAXIMUM	30
2	MINIMUM	10
3		
4	COMMERCIAL, OFFICE*	
5	MAXIMUM	30
6	MINIMUM	20
7		
8	INSTITUTIONAL AND/OR CIVIC	
9	MAXIMUM	10
10	MINIMUM	5

11

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

14

15 **G. A MINIMUM OF 20 PERCENT OF THE GROSS TRACT AREA OF THE MX**
16 **ZONE SHALL BE OPEN SPACE. A MINIMUM OF 10 PERCENT OF THE**
17 **GROSS TRACT AREA SHALL BE USABLE OPEN SPACE. USABLE OPEN**
18 **SPACE SHALL BE COUNTED AS PART OF THE REQUIRED MINIMUM**
19 **OPEN SPACE. USABLE OPEN SPACE SHALL INCLUDE ON-SITE**
20 **LANDSCAPED AREAS, COMMUNITY OPEN SPACE, AND/OR LAND**
21 **DEDICATED FOR COUNTY PARKLAND, AND SHALL ALLOW FOR**
22 **HUMAN ACTIVITIES OF RELAXATION, RECREATION AND SOCIAL**
23 **ACTIVITY. USABLE OPEN SPACE SHALL NOT INCLUDE AREAS**
24 **STATUTORILY EXCLUDED FROM DEVELOPMENT SUCH AS**
25 **JURISDICTIONAL WETLANDS, FOREST STANDS AND BUFFERYARDS.**
26 **THE DISTRIBUTION OF MAJOR OPEN SPACE AREAS, MAJOR STREAM**
27 **CORRIDORS, PROPOSED COUNTY PARKS AND OTHER KEY FEATURES**
28 **SHALL BE SHOWN ON THE MASTER PLAN GRAPHIC AND TYPICAL**
29 **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%
MULTIPLEX 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 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	5¹	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	5¹	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	5¹	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 (1) MINIMUM YARD AND SETBACK REQUIREMENTS;
- 13 (2) LOT DESIGN AND DEVELOPMENT CRITERIA, WHICH ALLOWS
14 DEVELOPMENT OF STRUCTURES TO PROCEED WITH
15 SUBDIVISION AND AS A MINIMUM STANDARD, CONFORMS TO
16 THE APPLICABLE BUILDING CODE REQUIREMENTS;
- 17 (3) A CHART DEPICTING THE PROPOSED DEVELOPMENT
18 PROGRAM. THIS DEVELOPMENT PROGRAM SHALL BE
19 UPDATED AT EACH PRELIMINARY PLAN AND/OR SITE PLAN
20 APPLICATION, AS APPLICABLE, AND SHALL INCLUDE THE
21 FOLLOWING:
 - 22 (a) DEVELOPMENT THRESHOLDS PERMITTED BY ZONING;
 - 23 (b) DEVELOPMENT PLANNED BY USE TYPE;
 - 24 (c) MIX OF USES BY USE CATEGORIES; AND
 - 25 (d) OPEN SPACE CALCULATIONS, FOR BOTH USABLE AND NON-
26 USABLE OPEN SPACE.

27
28 D. FOR A SITE ADJACENT TO OR WITHIN ONE QUARTER MILE OF THE
29 AREA INCLUDED IN THE DOWNTOWN WALDORF VISION PLAN, THE
30 PROPOSED DESIGN AND DEVELOPMENT CODE FOR ALL OR THAT

1 **PORTION OF THE PROPOSED DEVELOPMENT WITHIN ONE QUARTER**
2 **MILE SHALL SET STANDARDS THAT ARE IN GENERAL**
3 **CONFORMANCE WITH THE DOWNTOWN WALDORF DESIGN**
4 **GUIDELINES, RATHER THAN THE SDA GUIDELINES, SO THAT THE**
5 **PROPOSED DEVELOPMENT WILL BE INTEGRATED INTO AND**
6 **CONSISTENT WITH THE CHARACTER DESIRED FOR DOWNTOWN**
7 **WALDORF.**

8

9 **E. PROCEDURES.**

10

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

17

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

24

25 **(3) ONCE A COMPLETED APPLICATION IS FILED, THE APPLICANT**
26 **SHALL MEET WITH PLANNING STAFF TO PRESENT THE**
27 **DEVELOPMENT PROPOSAL, INCLUDING THE PROPOSED**
28 **DESIGN AND DEVELOPMENT CODE. AFTER THE INITIAL**
29 **MEETING, THE APPLICANT SHALL SUBMIT A REVISED**
30 **PROPOSAL TO CONFORM TO THE COMMENTS OR**

1 **SUGGESTIONS FROM THE REVIEW STAFF. AFTER SUBMISSION**
2 **OF THE REVISED PROPOSAL, STAFF SHALL REVIEW THE**
3 **PROPOSAL, AFTER WHICH IT SHALL SUBMIT A FINAL REPORT**
4 **TO THE PLANNING COMMISSION FOR THEIR REVIEW AND**
5 **RECOMMENDATION TO BE INCLUDED WITH THE PLANNED**
6 **DEVELOPMENT ZONE APPLICATION FOR APPROVAL BY THE**
7 **COUNTY COMMISSIONERS.**

8
9 **(4) IN APPROVING A DESIGN AND DEVELOPMENT CODE, THE**
10 **PLANNING COMMISSION SHALL BE GUIDED BY THE PURPOSES**
11 **OF THE PLANNED DEVELOPMENT ZONE, THE ORDERLY**
12 **DEVELOPMENT OF THE EXISTING PRD, MX, PUD, TOD, PEP OR**
13 **WPC ZONES AND THE OTHER PROVISIONS OF THIS ARTICLE.**

14
15 **(5) AS PART OF THE PLANNED DEVELOPMENT ZONE**
16 **APPLICATION, THE PLANNING DIRECTOR MAY APPROVE**
17 **ADMINISTRATIVELY MINOR CHANGES TO AN APPLICANT'S**
18 **APPROVED ALTERNATIVE DESIGN AND DEVELOPMENT CODE.**

19
20 **§ 297-110. TRANSIT ORIENTED DEVELOPMENT (TOD) ZONE.**

21
22 **A. PURPOSE. IT IS THE PURPOSE OF THE TRANSIT ORIENTED**
23 **DEVELOPMENT (TOD) ZONE TO ESTABLISH STANDARDS FOR THE**
24 **IMPLEMENTATION OF THE COMPREHENSIVE PLAN**
25 **RECOMMENDATIONS FOR MASTER PLANNED DEVELOPMENTS**
26 **WHICH WILL PROMOTE THE INTEGRATED DEVELOPMENT OF HIGH-**
27 **DENSITY TRANSIT-ORIENTED DEVELOPMENT ALONG MAJOR**
28 **TRANSPORTATION ARTERIES WHERE TRANSIT OPPORTUNITIES**
29 **EXIST AND IN THE VICINITY OF EXISTING OR PLANNED TRANSIT**
30 **STOPS IN A MANNER THAT WILL SUPPORT EXISTING OR FUTURE**

1 PUBLIC TRANSPORTATION SYSTEMS. ADDITIONAL PURPOSES OF
2 THIS ZONE ARE:

3
4 (1) TO INTEGRATE HIGH-DENSITY RESIDENTIAL, COMMERCIAL,
5 INDUSTRIAL, RECREATION AND/OR INSTITUTIONAL USES INTO
6 A COMMUNITY DESIGNED AROUND A TRANSIT-ORIENTED
7 THEME.

8
9 (2) TO PROVIDE A MORE FLEXIBLE APPROACH TO THE
10 DEVELOPMENT OF LAND SITUATED ADJACENT TO EXISTING
11 OR FUTURE PUBLIC TRANSPORTATION CORRIDORS AND/OR
12 SYSTEMS.

13
14 (3) TO IMPLEMENT THE COMPREHENSIVE PLAN AND OTHER
15 COUNTY PLANS AND POLICIES IN A MANNER AND TO A
16 DEGREE MORE CLOSELY COMPATIBLE WITH SAID COUNTY
17 PLANS AND POLICIES THAN IS POSSIBLE UNDER BASE ZONES.

18
19 (4) TO ENCOURAGE THE REDUCTION OF TRIPS AND TRAVEL TIME
20 BETWEEN HOME AND THE WORKPLACE BY DEVELOPING A
21 COMMUNITY THAT IS TRANSIT-SUPPORTIVE AND PEDESTRIAN
22 FRIENDLY.

23
24 (5) TO ENCOURAGE THE EFFECTIVE AND VIABLE USE OF PUBLIC
25 TRANSIT AND OTHER MAJOR TRANSPORTATION SYSTEMS.

26
27 (6) TO PROVIDE APPROPRIATE TREATMENT OF HISTORIC
28 STRUCTURES, SITES AND VISTAS, AS REFLECTED IN THE
29 COMPREHENSIVE PLAN.

30

- 1 **(7) TO PROVIDE FOR THE EXPANSION OR RELOCATION OF**
2 **EXISTING COUNTY BUSINESSES AND TO ENHANCE THE**
3 **COUNTY'S TOURISM INDUSTRY.**
4
- 5 **(8) TO REDUCE TRAFFIC CONGESTION BY ENCOURAGING THE**
6 **USE OF MASS TRANSIT, PUBLIC TRANSPORTATION, PARK-AND-**
7 **RIDE FACILITIES AND OTHER MAJOR TRANSPORTATION**
8 **SYSTEMS, ETC.**
9
- 10 **(9) TO REQUIRE THE ORDERLY, STAGED CONSTRUCTION OF**
11 **COMPREHENSIVELY PLANNED, MULTI-USE CENTERS AT**
12 **LOCATIONS CONSISTENT WITH THE COMPREHENSIVE PLAN.**
13
- 14 **(10) TO ENSURE THAT THE DEVELOPMENT IS**
15 **ARCHITECTURALLY INTEGRATED BY REQUIRING AN**
16 **INTERNAL POLICY MECHANISM, SUCH AS A DESIGN CODE.**
17
- 18 **(11) TO PROVIDE, WHERE APPROPRIATE, A WIDER VARIETY OF**
19 **HOUSING TYPES INTEGRATED INTO THE OVERALL MULTI-USE**
20 **PROJECT AS A METHOD OF DIRECTING GROWTH WITHIN**
21 **APPROPRIATE AREAS AND REDUCING URBAN SPRAWL WITHIN**
22 **RURAL AREAS.**
23
- 24 **(12) TO ENSURE INTERNAL COMPATIBILITY OF RESIDENTIAL**
25 **AND NONRESIDENTIAL USES THROUGH SUPERIOR DESIGN**
26 **AND SUCCESSFUL INTEGRATION OF COMPLEMENTARY USES,**
27 **INCLUDING RESIDENTIAL, COMMERCIAL, RECREATIONAL,**
28 **EMPLOYMENT AND INSTITUTIONAL.**
29
- 30 **(13) TO ENCOURAGE HIGH-DENSITY RESIDENTIAL AND HIGH-**

1 INTENSITY COMMERCIAL DEVELOPMENT WITHIN EXISTING
2 URBAN CORE AREAS WHERE NECESSARY PUBLIC
3 INFRASTRUCTURE EXISTS OR IS READILY AVAILABLE.
4

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

11 (15) TO CREATE ECONOMIC DEVELOPMENT THROUGH
12 BUSINESS RETENTION AND ATTRACTION OF PREDOMINANTLY
13 HIGH PAYING CAREER OPPORTUNITIES WITH LIMITED RETAIL
14 DEVELOPMENT.
15

16 (16) TO CONFORM TO DESIGN PRINCIPLES THAT ARE
17 COMPATIBLE WITH URBAN, MIXED USE AREAS, INCLUDING:
18

19 (a) DEVELOPMENT OF AN ATTRACTIVE, PEDESTRIAN-
20 FRIENDLY BUILT ENVIRONMENT;

21 (b) ESTABLISHMENT OF DESIGN STANDARDS THAT WILL
22 RESULT IN SUPERIOR ARCHITECTURE AND SITE DESIGN;
23 AND

24 (c) INCORPORATION OF LANDS FOR PUBLIC AND PRIVATE
25 PARKS, LANDSCAPE AMENITIES AND OPEN SPACE FOR A
26 RANGE OF ACTIVITIES.
27

28 **B. COMPATIBILITY REQUIREMENT. IN ADDITION TO THE BUFFERYARD**
29 **REQUIREMENTS OF § 297-370 OF ARTICLE XXII, USES AND**

1 **STRUCTURES LOCATED ON THE PERIPHERY OF A TOD ZONE SHALL**
2 **BE COMPATIBLE WITH PLANNED USES IN THE SURROUNDING AREA.**

3

4 **C. THE REQUIRED MINIMUM AREA SHALL BE 10 ACRES.**

5

6 **D. ALL TOD ZONE APPLICATIONS MUST BE PREDOMINANTLY**
7 **CONTAINED INSIDE OR WITHIN ¼ MILE OF THE “URBAN CORE” AS**
8 **DEFINED IN THE CHARLES COUNTY COMPREHENSIVE PLAN.**

9

10 **E. WHERE APPLICABLE, A TOD ZONE APPLICATION MUST SHOW HOW**
11 **IT WILL IMPLEMENT AND BE INTEGRATED WITH THE DETAILED**
12 **PROPOSALS FOR LAND USE, ROAD NETWORK, INFRASTRUCTURE**
13 **AND DESIGN ESTABLISHED IN SUB-AREA PLANS, VISION PLANS AND**
14 **DESIGN GUIDELINES ADOPTED BY THE COUNTY COMMISSIONERS.**

15

16 **F. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN THE**
17 **PROJECT IS DETERMINED USING THE GROSS TRACT AREA OF THE**
18 **TOD ZONE AND THE DENSITY RANGES ESTABLISHED IN FIGURE V-1**
19 **(MAXIMUM RESIDENTIAL DENSITIES) IN ARTICLE V. A MAXIMUM**
20 **DENSITY SHALL ONLY BE ACHIEVED THROUGH THE PURCHASE OF**
21 **TRANSFERABLE DEVELOPMENT RIGHTS.**

22

23 **G. NON-RESIDENTIAL INTENSITY (SQUARE FEET) SHALL BE PROPOSED**
24 **IN CONJUNCTION WITH THE MASTER PLAN AND CONSIDERED WITH**
25 **THE GENERAL PUBLIC FACILITIES IMPACT MITIGATION REPORT**
26 **REQUIRED TO BE SUBMITTED WITH PLANNED DEVELOPMENT**
27 **REZONING APPLICATIONS. A MAXIMUM INTENSITY SHALL BE**
28 **ESTABLISHED ON THE GROSS TRACT AREA OF THE ENTIRE TOD**
29 **ZONE AS PART OF THE MASTER PLAN APPROVAL. A FLOOR AREA**
30 **RATIO (FAR) MAY BE PROVIDED IN CONJUNCTION WITH THE**

1 **PROPOSED SQUARE FOOTAGE IN THE DESIGN AND DEVELOPMENT**
2 **CODE.**

3
4 **H. USE DISTRIBUTION. DEVELOPMENT WITHIN A TOD ZONE MAY**
5 **INCORPORATE RESIDENTIAL, COMMERCIAL RETAIL / OFFICE AND**
6 **INSTITUTIONAL/CIVIC USES (SEE FIGURE IV-1, TABLE OF**
7 **PERMISSIBLE USES, FOR A COMPREHENSIVE LIST OF USES).**
8 **PROJECTS SHALL BE APPROVED THROUGH THE PLANNED**
9 **DEVELOPMENT ZONE PROCESS IN ACCORDANCE WITH THE**
10 **CRITERIA SET FORTH BELOW:**

11
12 **REQUIRED PERCENTAGE MIX OF USES FOR RESIDENTIAL,**
13 **COMMERCIAL RETAIL / OFFICE, AND INSTITUTIONAL/CIVIC**

14	15 USES	16 PERCENTAGE OF
17		18 DEVELOPMENT AS MEASURED IN SQUARE FEET
18	19 RESIDENTIAL	
19	20 MAXIMUM	21 65
20	21 MINIMUM	22 20
21		
22	23 COMMERCIAL, RETAIL	
23	24 MAXIMUM	25 30
24	25 MINIMUM	26 10
25		
26	27 COMMERCIAL, OFFICE	
27	28 MAXIMUM	29 30
28	29 MINIMUM	30 20
29		
30	31 INSTITUTIONAL AND/OR CIVIC	

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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 ACTIVITES 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 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
MULTIPLY 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 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	5¹	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	5¹	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 development 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 by
5 buildings, roads, parking areas, service areas or other required or permitted uses,
6 including open spaces and usable recreation areas, shall be landscaped by lawns, trees,
7 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 a
12 townhouse building or structure when averaged throughout the entire proposed
13 development, but in no case more than six dwelling units shall be contained in a
14 townhouse structure. Deviations from this standard may be approved by the County
15 Commissioners as part of the Planned Development Zone approval upon the
16 demonstration by the applicant that the design is superior in achieving the objectives and
17 purposes of the zone.

18

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

27

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

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

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

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

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

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

(9) The minimum gross living space, which shall include all interior space except garages, unfinished basements or attic areas, shall, in no case, be less than 1,250 square feet per dwelling.

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

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

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

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

3.02.300 Single-family attached residential: multiplex. This use is permitted with conditions in the **RM AND RH ZONES AND IN THE PRD, MX, TOD, CER, CMR** and **CRR** Zones, subject to the same conditions as specified in Use 3.02.200. Where this use is shown and approved on a master plan[, general development plan] or preliminary plan of subdivision, it is permitted in the **PUD** and **WPC** Zones, subject to the same conditions for this use as Use 3.02.200.

3.03.100 Multifamily residential: garden apartment.

This use is permitted with conditions in the **RM AND RH ZONES AND IN THE CER, CRR, PRD** and **MX** 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.

B. (Reserved)

C. Dimensional standards. The minimum distance between any two buildings shall

1 be 40 feet.

2

3 D. A central parking compound for recreational campers, trailers, boats and other
4 incidental motor vehicles shall be provided.

5

6 E. Open space/recreational space. Not less than 25% of the lot area of any lot used
7 for multifamily or multi-group dwellings shall be devoted to open space or recreational
8 space. **IN AN MX OR TOD ZONE, THIS REQUIREMENT MAY BE LOCATED**
9 **OUTSIDE OF AN INDIVIDUAL LOT BUT WITHIN THE OVERALL MASTER**
10 **PLAN.**

11

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

14

15

16 3.03.200 Multifamily residential: mid-rise.

17

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

20

21 A. This use is permitted in the PRD and MX Zones, subject to all applicable
22 provisions of Article VII, Planned Development Zone Regulations.

23

24 B. The minimum area shall be five acres.

25

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

30

1 D. No accessory building and no parking spaces or other surfaces designed for
2 vehicular use shall be located within the minimum dimensions of yards, except that
3 entrance and exit drives may cross them in as direct a manner as possible.
4

5 E. A central parking compound for recreational campers, trailers, boats and other
6 incidental motor vehicles shall be provided.
7

8 F. Open space/recreational space. Not less than 55% of the lot area of any lot used
9 for multiple-family or multiple-group dwellings shall be devoted to open space or
10 recreational space. **IN AN MX OR TOD ZONE, THIS REQUIREMENT MAY BE**
11 **LOCATED OUTSIDE OF AN INDIVIDUAL LOT BUT WITHIN THE OVERALL**
12 **MASTER PLAN.**
13

14 G. Lighting. No luminaries on parking lots shall be more than 10 feet above ground
15 level, and no outdoor lighting shall shine in residential windows or onto adjoining
16 residential property.
17

18
19 3.03.300 Multifamily residential: high-rise.
20

21 This use is permitted by special exception in the PRD, MX and TOD Zones, based on the
22 requirements contained in 3.03.200.
23

24
25 7.01.120 Manufacturing, processing, creating, repairing, renovating, painting, cleaning
26 and assembling of goods, merchandise and equipment with all operations conducted
27 entirely within fully enclosed buildings greater than 10,000 square feet per parcel.
28

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

1

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

3

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

5

6

- 1 Amend Appendix A, Information Required with Applications for Master Plans
- 2 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

- 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
 - c) INCLUDES LANDSCAPED AREAS AND CLEARLY DEFINES**
MAINTENANCE RESPONSIBILITIES.

- 1 **2) THE FOREST CONSERVATION DESIGN EXCEEDS THE COUNTY’S**
2 **AND THE CHESAPEAKE BAY CRITICAL AREA PROGRAM**
3 **REQUIREMENTS, INCLUDING PLANTING AND MITIGATION**
4 **STANDARDS;**
- 5
6 **3) THE PROPOSED AGRICULTURAL USE LOTS, IF ANY, CONTAIN**
7 **ONE OR MORE OF THE FOLLOWING ELEMENTS:**
- 8 **a) LOTS WHICH ARE GREATER THAN 25 ACRES AND CONTAIN**
9 **MORE THAN 50% CLASS I-IV SOILS AS CLASSIFIED BY THE**
10 **UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL**
11 **RESOURCES CONSERVATION SERVICE;**
- 12
13 **b) LOTS WHICH MAXIMIZE THE USE OF EXISTING**
14 **AGRICULTURAL INFRASTRUCTURE (SUCH AS BARNS, SILOS,**
15 **EQUIPMENT STORAGE AREAS) AND CLEARED OR EXISTING**
16 **CROP LAND; OR**
- 17
18 **c) LOTS WHERE THE PRIMARY USE OF AN AGRICULTURAL USE**
19 **LOT IS FORESTRY, THE LOT CONTAINS PRODUCTIVE SOILS**
20 **FOR SILVICULTURE AND IS OF SUFFICIENT SIZE AND**
21 **DESIGN THAT IS VIABLE FOR FOREST HARVEST**
22 **OPERATIONS AS DETERMINED BY A QUALIFIED STATE**
23 **LICENSED FORESTER.**
- 24 **4) THE PROPOSED DEVELOPMENT INCLUDES SHARED**
25 **PEDESTRIAN AND BICYCLE FACILITIES AND BIKE RACKS**
26 **WHERE DESIRED OR APPLICABLE;**
- 27 **5) THE PROPOSED DEVELOPMENT INCLUDES A TRAIL SYSTEM**
28 **WITHIN AND CONNECTING OPEN SPACE OR ROADS TO**
29 **ADJACENT PROPERTIES, OR ALTERNATIVES SUCH AS MOWED**

- 1 GRASS OR PERVIOUS CONCRETE, AND SIGNAGE PROVIDED AT
2 TRAIL HEADS AND ALONG TRAILS;
- 3
4 6) THE PROPOSED DEVELOPMENT RELIES ON THE LIMITED USE
5 OF FLAG-SHAPED LOTS, WHILE MAINTAINING INDIVIDUAL
6 YARD PRIVACY AND LIMITING CLEARING OF INDIVIDUAL
7 BUILDING SITES;
- 8 7) THE HOMES IN THE PROPOSED DEVELOPMENT WILL HAVE
9 VIEWS OF OPEN SPACE, NOT BACKS OR SIDES OF OTHER
10 HOMES;
- 11
12 8) THE DEVELOPMENT DEMONSTRATES ITS COMMITMENT TO
13 ENVIRONMENTAL STEWARDSHIP THROUGH THE USE OF ONE
14 OR MORE OF THE FOLLOWING ELEMENTS:
- 15 a) CONSERVATION LANDSCAPING;
- 16 b) WATER RE-USE;
- 17 c) USE OF RENEWABLE ENERGY, OR OTHER ENERGY
18 EFFICIENCY MEASURES DETAILED IN HOA COVENANTS
19 FOR PRIVATE LOTS AND/OR COMMUNITY FACILITIES;
- 20 d) LIMITED OR NO STREAM CROSSINGS; OR
- 21 e) DISTURBANCE OF STEEP SLOPES OR OTHER
22 ENVIRONMENTAL FEATURES ON LOTS ARE MINIMIZED.
- 23 9) THE PROPOSED DESIGN ENSURES THAT PRE-DEVELOPMENT
24 VIEWS FROM EXISTING ROADS AND OTHER SCENIC VIEWS
25 ARE PRESERVED;
- 26 10) THE DEVELOPMENT MINIMIZES IMPACTS TO OR PROTECTS
27 HISTORIC VIEWSHED FEATURES, SUCH AS FARM HOUSES AND
28 FARM ROADS, BARNs, FENCE LINES, MEADOWS, FORESTS OR
29 FARM LAND VIEWS FROM EXISTING ROADS ;

- 1 **11) THE PROPOSED STREET TREE CALIPER IS LARGER THAN**
2 **REQUIRED;**
- 3
- 4 **12) THE PROPOSED DEVELOPMENT INCLUDES VEHICLE OR**
5 **PEDESTRIAN INTER-PARCEL CONNECTIONS TO ADJACENT**
6 **NEIGHBORHOODS OR CONNECTING TO EXISTING VEHICLE OR**
7 **PEDESTRIAN FACILITIES;**
- 8 **13) LOOP ROADS ARE PROVIDED WITHIN THE PROPOSED**
9 **DEVELOPMENT; AND**
- 10 **14) THE PROPOSED DEVELOPMENT MINIMIZES THE USE OF CUL-**
11 **DE-SACS AND ANY ISLANDS WITHIN PROPOSED CUL-DE-SAC**
12 **ARE LANDSCAPED.**

13

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

- 20 **(1) OPEN SPACE THAT IS INTEGRATED INTO THE**
21 **NEIGHBORHOOD AS URBAN PARKS OR POCKET**
22 **PARKS AND OPEN SPACE MAINTENANCE**
23 **RESPONSIBILITIES ARE CLEARLY DEFINED;**
- 24 **(2) THE FOREST CONSERVATION DESIGN EXCEEDS THE**
25 **COUNTY’S AND THE CHESAPEAKE BAY CRITICAL**
26 **AREA PROGRAM REQUIREMENTS, INCLUDING**
27 **PLANTING AND MITIGATION STANDARDS;**
- 28 **(3) A MIX OF HOUSING TYPES;**
- 29 **(4) DIVERSE ARCHITECTURAL DESIGN TYPES THAT**
30 **INCLUDE SUCH FEATURES AS:**

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- (a) GARAGES THAT ARE NOT THE MOST
PREDOMINANT DESIGN FEATURE AND ARE
SETBACK FURTHER FROM THE STREET THAN THE
HOUSE FRONTAGE;
- (b) SIDE LOADED, OR REAR LOADED GARAGES; AND
- (c) FRONT PORCHES WHICH PROVIDE AN
OPPORTUNITY FOR RESIDENTS TO INTERACT
WITHIN THE NEIGHBORHOOD.
- (5) COMMUNITY GATHERING FACILITIES, SUCH AS A
COVERED PAVILION, COMMUNITY BULLETIN
BOARDS, COMMUNITY ART OR COMMUNITY
CENTERS, GARDENS OR OTHER SIMILAR AMENITIES;
- (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

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**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;**

**(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.**

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

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