

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

| Residential Zones   | Type of Development                                     | Base Density | With Affordable Housing Density Bonus <sup>1</sup> | 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) <sup>2</sup>                        | 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   | 4.59               | 4.81  |
| Medium-Density Residential (RM)                                       | Conventional  | 3.00         | 3.66   | --                 | --  |
|   | Cluster   | 3.00         | 3.66   | 4.00               | 4.66  |
|   | <b>SINGLE-FAMILY ATTACHED RESIDENTIAL</b>               | <b>3.00</b>  | <b>3.66</b>  | <b>5.00</b>        | <b>5.50</b>                                   |
|   | <b>MULTI-FAMILY RESIDENTIAL</b>                         | <b>3.00</b>  | <b>3.66</b>  | <b>6.00</b>        | <b>6.66</b>                                   |
|   | 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   | 8.00               | 8.66  |
|   | Application of a Planned Development - TOD Zone         | 4.00         | 4.66   | 10.00              | 10.66   |
| High-Density Residential (RH)   | Conventional  | 5.00         | 6.10   | --                 | --  |
|   | Cluster   | 5.00         | 6.10   | 6.00               | 7.10  |
|   | <b>SINGLE-FAMILY ATTACHED RESIDENTIAL</b>               | <b>5.00</b>  | <b>6.10</b>  | <b>7.00</b>        | <b>7.50</b>                                   |
|   | <b>MULTI-FAMILY RESIDENTIAL</b>                         | <b>5.00</b>  | <b>6.10</b>  | <b>12.00</b>       | <b>13.10</b>                                  |
|   | 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 <sup>3</sup> | 15.00 <sup>3</sup>                            |
| Core Retail/Residential (CRR)   | Conventional  | 2.00         | -  | 15.00 <sup>3</sup> | 15.00 <sup>3</sup>                            |
| Core Mixed Residential (CMR)  | Conventional  | 2.00         | -  | 10.00 <sup>3</sup> | 10.00 <sup>3</sup>                            |
| 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), Heavy Industrial (IH)                          | 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   |

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 IDU 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 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.

# Attachment B

**Figure VI-4  
Schedule of Zone Regulations: Development District Zones**

ABBREVIATIONS: du: Dwelling unit.

FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area. ISR: Impervious surface ratio. The 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 | Intensity | Minimum Open Space | Maximum ISR |  | Minimum Tract Size |  |
|---|--------------------------|--------------------|--------------|--------------|-----------------|----------------------------------|----------|----------|-----------|-----------------------|----------------------|--------------|-----------|--------------------|-------------|--|--------------------|--|
|   | Area                     | Square feet per du | Width (feet) | Depth (feet) | Frontage (feet) | Front                            | Side     | Total    | Rear      | Feet                  | Stories              |              |           |                    |             |  |                    |  |
| <b>RL Zone</b>                                      |                          |                    |              |              |                 |                                  |          |          |           |                       |                      |              |           |                    |             |  |                    |  |
| Agricultural 1.00.000                               | 3 acres                  |                    | 150          | 200          |                 | 75                               | 40       | 80       | 50        | 40                    |                      |              |           |                    |             |  |                    |  |
| Residential 3.00.000                                | 18,000 square feet       |                    | 70           | 80           | 65              | 30                               | 15       | 35       | 30        | 36 <sup>1</sup>       | 3 <sup>1</sup>       | 30%          |           | 15%                |             |  |                    |  |
| Institutional 4.00.000                              | 1 acre                   |                    | 100          | 150          | 80              | 50                               | 20       | 40       | 40        | 36                    | 3                    | 30%          | 0.30 FAR  |                    | 0.5         |  |                    |  |
| <b>RM Zone</b>                                      |                          |                    |              |              |                 |                                  |          |          |           |                       |                      |              |           |                    |             |  |                    |  |
| Agricultural 1.00.000                               | 3 acres                  |                    | 150          | 200          |                 | 75                               | 40       | 80       | 50        | 40                    |                      |              |           |                    |             |  |                    |  |
| Residential 3.00.000                                | 12,000 square feet       |                    | 60           | 65           | 50              | 25                               | 8        | 20       | 25        | 36 <sup>1</sup>       | 3 <sup>1</sup>       | 35%          |           | 15%                |             |  |                    |  |
| <b>TOWNHOUSE 3.02.200</b>                           | <b>1,500 SQUARE FEET</b> | <b>1,250</b>       |              |              |                 | <b>SEE REQUIREMENTS BELOW</b>    |          |          |           | <b>36<sup>1</sup></b> | <b>3<sup>1</sup></b> | <b>60%</b>   |           | <b>45%</b>         | <b>0.35</b> |  |                    |  |
| <b>1. WITHOUT ON-LOT GARAGE</b>                     |                          |                    | <b>18</b>    |              | <b>18</b>       | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                       |                      |              |           |                    |             |  |                    |  |
| <b>2. WITH ATTACHED/ INTEGRAL FRONT LOAD GARAGE</b> |                          |                    | <b>18</b>    |              | <b>18</b>       | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>15</b> |                       |                      |              |           |                    |             |  |                    |  |
| <b>3. WITH ATTACHED/ INTEGRAL REAR LOAD GARAGE</b>  |                          |                    | <b>18</b>    |              | <b>18</b>       | <b>15</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                       |                      |              |           |                    |             |  |                    |  |
| <b>4. WITH ON-LOT DETACHED GARAGE</b>               |                          |                    | <b>18</b>    |              | <b>18</b>       | <b>15</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                       |                      |              |           |                    |             |  |                    |  |
| Institutional 4.00.000                              | 1 acre                   |                    | 100          | 150          | 80              | 50                               | 20       | 40       | 40        | 36                    | 3                    | 30%          | 0.35 FAR  | 60%                | 0.5         |  |                    |  |
| <b>RH Zone</b>                                      |                          |                    |              |              |                 |                                  |          |          |           |                       |                      |              |           |                    |             |  |                    |  |
| Agricultural 1.00.000                               | 3 acres                  |                    | 150          | 200          |                 | 75                               | 40       | 80       | 50        | 40                    |                      |              |           |                    |             |  |                    |  |
| Residential 3.00.000                                | 8,000 square feet        |                    | 50           | 55           | 45              | 20                               | 8        | 20       | 25        | 36 <sup>1</sup>       | 3 <sup>1</sup>       | 40%          |           | 15%                |             |  |                    |  |
| <b>TOWNHOUSE 3.02.200</b>                           | <b>1,500 SQUARE FEET</b> | <b>1,250</b>       |              |              |                 | <b>SEE REQUIREMENTS BELOW</b>    |          |          |           | <b>36<sup>1</sup></b> | <b>3<sup>1</sup></b> | <b>60%</b>   |           | <b>45%</b>         | <b>0.35</b> |  |                    |  |
| <b>1. WITHOUT ON-LOT GARAGE</b>                     |                          |                    | <b>18</b>    |              | <b>18</b>       | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                       |                      |              |           |                    |             |  |                    |  |
| <b>2. WITH ATTACHED/ INTEGRAL FRONT LOAD GARAGE</b> |                          |                    | <b>18</b>    |              | <b>18</b>       | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>15</b> |                       |                      |              |           |                    |             |  |                    |  |

<sup>1</sup> A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).

## Attachment B

**Figure VI-4  
Schedule of Zone Regulations: Development District Zones  
(Cont'd)**

**ABBREVIATIONS:**

du: Dwelling unit.

FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

ISR: Impervious surface ratio. The 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 | Intensity | Minimum Open Space | Maximum ISR | Minimum Tract Size |  |
|--|----------------------|--------------------|--------------|--------------|-----------------|----------------------------------|------|-------|------|-----------------|----------------|--------------|-----------|--------------------|-------------|--------------------|--|
|  | Area                 | Square feet per du | Width (feet) | Depth (feet) | Frontage (feet) | Front                            | Side | Total | Rear | Feet            | Stories        |              |           |                    |             |                    |  |
| 3.WITH ATTACHED/ INTEGRAL REAR LOAD GARAGE   |                      |                    | 18           |              | 18              | 15                               | 0    | 0     | 18   |                 |                |              |           |                    |             |                    |  |
| 4.WITH ON-LOT DETACHED GARAGE                |                      |                    | 18           |              | 18              | 15                               | 0    | 0     | 18   |                 |                |              |           |                    |             |                    |  |
| Institutional 4.00.000                       | 1 acre               |                    | 100          | 150          | 80              | 50                               | 20   | 40    | 40   | 36              | 3              | 30%          | 0.40 FAR  | 70%                |             |                    |  |
| <b>RO Zone</b>                               |                      |                    |              |              |                 |                                  |      |       |      |                 |                |              |           |                    |             |                    |  |
| Agricultural 1.00.000                        | 3 acres              |                    | 150          | 200          | 120             | 75                               | 40   | 80    | 50   | 40              |                |              |           |                    |             |                    |  |
| Single-family detached 3.01.000              | 14,000 square feet   |                    | 70           | 100          | 60              | 30                               | 10   | 25    | 25   | 36 <sup>1</sup> | 3 <sup>1</sup> | 40%          |           |                    |             |                    |  |
| Group home (9-16 people) 3.04.120            | 1 acre               |                    | 100          | 120          | 80              | 40                               | 10   | 25    | 40   | 36              | 3              | 40%          |           |                    |             |                    |  |
| Halfway house 3.04.300                       | 1 acre               |                    | 100          | 120          | 80              | 40                               | 10   | 25    | 40   | 36              | 3              | 40%          |           |                    | 0.7         |                    |  |
| Day-care center 3.04.220                     | 1 acre               |                    | 100          | 120          | 80              | 40                               | 10   | 25    | 40   | 36              | 3              | 40%          |           |                    |             |                    |  |
| Institutional/utilities/ recreation 4.00.000 | 14,000 square feet   |                    | 70           | 100          | 60              | 30                               | 10   | 25    | 25   | 36              | 3              |              | 0.40 FAR  |                    | 0.7         |                    |  |
| Service Oriented Commercial 5.00.000         | 14,000 square feet   |                    | 70           | 100          | 60              | 30                               | 10   | 25    | 25   | 36              | 3              |              | 0.40 FAR  |                    | 0.7         |                    |  |
| Commercial 6.00.000                          | 14,000 square feet   |                    | 70           | 100          | 60              | 30                               | 10   | 25    | 25   | 36              | 3              |              | 0.40 FAR  |                    | 0.7         |                    |  |

<sup>1</sup> A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).

# Attachment C

Figure VI-7

## Schedule of Zone Regulations: Town Center Core Mixed Use Zones Charles County, Maryland

ABBREVIATIONS: du: Dwelling unit.

FAR: floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

| Uses  | Minimum Lot Criteria     |                       |                               |              |                 | Minimum Yard Requirements (feet) |          |          |           | Maximum Yard (feet) | Maximum Height  |                | Lot Coverage | Intensity | Minimum Open Space |  |
|---|--------------------------|-----------------------|-------------------------------|--------------|-----------------|----------------------------------|----------|----------|-----------|---------------------|-----------------|----------------|--------------|-----------|--------------------|--|
|   | Area                     | Square feet per du    | Width (feet)                  | Depth (feet) | Frontage (feet) | Front                            | Side     | Total    | Rear      | Front               | Feet            | Stories        |              |           |                    |  |
| <b>Core Retail/Residential (CRR) Zone</b>           |                          |                       |                               |              |                 |                                  |          |          |           |                     |                 |                |              |           |                    |  |
| Single-family detached<br>3.01.100                  | 5,000 square feet        |                       | 55                            | 75           | 30              | 10                               | 6        | 12       | 20        |                     | 40 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           | 20%                |  |
| Patio/court/atrium<br>3.01.300                      | 3,000 square feet        |                       | 45                            |              | 30              | 10                               | 6        | 12       | 20        |                     | 40 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           | 20%                |  |
| Duplex<br>3.02.100                                  | 6,000 square feet        | 3,000 square feet     | 45                            | 75           | 30              | 10                               | 6        | 12       | 20        |                     | 40 <sup>1</sup> | 3 <sup>1</sup> |              |           | 20%                |  |
| Townhouse<br>3.02.200                               | <b>1,500 SQUARE FEET</b> | 1,2[00]50 square feet | [18]                          | [10]         |                 | [10]                             | [0]      | [0]      | [20]      |                     | 40 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           | 20%                |  |
|   |                          |                       | <b>SEE REQUIREMENTS BELOW</b> |              |                 |                                  |          |          |           |                     |                 |                |              |           |                    |  |
| <b>1. WITHOUT ON-LOT GARAGE</b>                     |                          |                       | <b>16</b>                     |              | <b>16</b>       | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                     |                 |                |              |           |                    |  |
| <b>2. WITH ATTACHED/ INTEGRAL FRONT LOAD GARAGE</b> |                          |                       | <b>18</b>                     |              | <b>18</b>       | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>15</b> |                     |                 |                |              |           |                    |  |
| <b>3. WITH ATTACHED/ INTEGRAL REAR LOAD GARAGE</b>  |                          |                       | <b>16</b>                     |              | <b>16</b>       | <b>15</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                     |                 |                |              |           |                    |  |
| <b>4. WITH ON-LOT DETACHED GARAGE</b>               |                          |                       | <b>18</b>                     |              | <b>18</b>       | <b>15</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                     |                 |                |              |           |                    |  |
| Garden apartment<br>3.03.100                        | 2500 square feet         |                       | 200                           | 200          | 200             | 10                               | 10       | 20       | 50        |                     | 40              | 3              |              |           | 10%                |  |
| Mixed-Use Building<br>8.01.00 & 8.02.000            | 10,000 square feet       |                       | 100                           | 100          |                 | 10                               | 0        | 0        | 20        | 18                  | 50              | 2-4            |              | 0.50      | 20%                |  |
| Commercial apartment<br>3.03.400                    |                          | 1,000 square feet     |                               |              |                 |                                  |          |          |           |                     | 50              | 2-4            |              |           | 20%                |  |
| Inst./Util./Rec.<br>4.00.000                        | 10,000 square feet       |                       | 100                           | 100          |                 | 10                               | 0        | 0        | 50        | 18                  | 50              | 2-4            |              | 0.50      | 20%                |  |
| Service-oriented commercial<br>5.00.000             | 10,000 square feet       |                       | 100                           | 100          |                 | 10                               | 0        | 0        | 20        | 18                  | 50              | 2-4            |              | 0.50      | 20%                |  |
| Commercial<br>6.00.000                              | 10,000 square feet       |                       | 100                           | 100          |                 | 10                               | 0        | 0        | 20        | 18                  | 50              | 2-4            |              | 0.50      | 20%                |  |
| Industrial<br>7.00.000                              | 10,000 square feet       |                       | 100                           | 100          |                 | 10                               | 10       | 20       | 50        | 18                  | 50              | 2-4            |              | 0.50      | 20%                |  |

<sup>1</sup> A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).

# Attachment C

Figure VI-7

## Schedule of Zone Regulations: Town Center Core Mixed Use Zones Charles County, Maryland (Cont'd) (Cont'd)

ABBREVIATIONS:

du: Dwelling unit.

FAR: floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

| Uses  | Minimum Lot Criteria     |                       |  |              |                 | Minimum Yard Requirements (feet) |      |       |      | Maximum Yard (feet) | Maximum Height  |                | Lot Coverage | Intensity | Minimum Open Space |   |    |
|---|--------------------------|-----------------------|--|--------------|-----------------|----------------------------------|------|-------|------|---------------------|-----------------|----------------|--------------|-----------|--------------------|---|----|
|   | Area                     | Square feet per du    | Width (feet)                                       | Depth (feet) | Frontage (feet) | Front                            | Side | Total | Rear | Front               | Feet            | Stories        |              |           |                    |   |    |
| <b>Core Employment/Residential (CER) Zone</b> |                          |                       |  |              |                 |                                  |      |       |      |                     |                 |                |              |           |                    |   |    |
| Single-family detached<br>3.01.100            | 5,000 square feet        |                       | 55   | 75           | 30              | 10                               | 6    | 12    | 20   |                     | 40 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           | 20%                |   |    |
| Patio/court/atrium<br>3.01.300                | 3,000 square feet        |                       | 45   |              | 30              | 10                               | 6    | 12    | 20   |                     | 40 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           | 20%                |   |    |
| Duplex 3.02.100                               | 6,000 square feet        | 3,000 square feet     | 45   | 75           | 30              | 10                               | 6    | 12    | 20   |                     | 40 <sup>1</sup> | 3 <sup>1</sup> |              |           | 20%                |   |    |
| Townhouse<br>3.02.200                         | <b>1,500 SQUARE FEET</b> | 1,2[00]50 square feet | [0]  | [18]         | [10]            | [0]                              | [0]  | [20]  | [0]  |                     | 40 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           | <b>20%</b>         |   |    |
|   |                          |                       | <b>SEE REQUIREMENTS BELOW</b>                      |              |                 |                                  |      |       |      |                     |                 |                |              |           |                    |   |    |
|   |                          |                       | <b>1. WITHOUT ON-LOT GARAGE</b>                    |              |                 | 16                               |      | 16    | 18   | 0                   |                 |                |              |           |                    | 0 | 18 |
|   |                          |                       | <b>2. WITH ATTACHED/INTEGRAL FRONT LOAD GARAGE</b> |              |                 | 18                               |      | 18    | 18   | 0                   |                 |                |              |           |                    | 0 | 15 |
|   |                          |                       | <b>3. WITH ATTACHED/INTEGRAL REAR LOAD GARAGE</b>  |              |                 | 16                               |      | 16    | 15   | 0                   |                 |                |              |           |                    | 0 | 18 |
| <b>4. WITH ON-LOT DETACHED GARAGE</b>         |                          |                       | 18   |              | 18              | 15                               | 0    | 0     | 18   |                     |                 |                |              |           |                    |   |    |
| Garden apartment<br>3.03.100                  | 2,500 square feet        |                       | 200  | 200          | 200             | 10                               | 10   | 20    | 50   |                     | 40              | 3              |              |           | 20%                |   |    |
| Commercial apartment<br>3.03.400              |                          | 1,000 square feet     |  |              |                 |                                  |      |       |      |                     | 50              | 2-4            |              |           | 20%                |   |    |
| Mixed-Use Building<br>8.01.000 & 8.02.000     | 10,000 square feet       |                       | 100  | 100          |                 | 10                               | 0    | 0     | 20   | 18                  | 50              | 2-4            |              | 0.50      | 20%                |   |    |
| Inst./Util./Rec.<br>4.00.000                  | 10,000 square feet       |                       | 100  | 100          |                 | 10                               | 0    | 0     | 50   | 18                  | 50              | 2-4            |              | 0.50      | 20%                |   |    |
| Service-oriented commercial<br>5.00.000       | 10,000 square feet       |                       | 100  | 100          |                 | 10                               | 0    | 0     | 20   | 18                  | 50              | 2-4            |              | 0.50      | 20%                |   |    |
| Commercial<br>6.00.000                        | 10,000 square feet       |                       | 100  | 100          |                 | 10                               | 0    | 0     | 50   | 18                  | 50              | 2-4            |              | 0.50      | 20%                |   |    |
| Industrial<br>7.00.000                        | 10,000 square feet       |                       | 100  | 100          |                 | 10                               | 10   | 20    | 50   | 18                  | 50              | 2-4            |              | 0.50      | 20%                |   |    |

<sup>1</sup> A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).

# Attachment C

Figure VI-7

## Schedule of Zone Regulations: Town Center Core Mixed Use Zones Charles County, Maryland (Cont'd)

ABBREVIATIONS:

du: Dwelling unit.

FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

| Uses   | Minimum Lot Criteria             |                          |                               |                 |                 | Minimum Yard Requirements<br>(feet) |          |          |           | Maximum<br>Yard<br>(feet) | Maximum Height  |                | Lot Coverage | Intensity | Minimum<br>Open Space |  |  |
|--|----------------------------------|--------------------------|-------------------------------|-----------------|-----------------|-------------------------------------|----------|----------|-----------|---------------------------|-----------------|----------------|--------------|-----------|-----------------------|--|--|
|  | Area                             | Square feet<br>per du    | Width<br>(feet)               | Depth<br>(feet) | Frontage (feet) | Front                               | Side     | Total    | Rear      | Front                     | Feet            | Stories        |              |           |                       |  |  |
| <b>Core Mixed/Residential (CMR) Zone</b>                       |                                  |                          |                               |                 |                 |                                     |          |          |           |                           |                 |                |              |           |                       |  |  |
| Single-family detached<br>3.01.100                             | 5,000<br>square feet             |                          | 55                            | 75              | 30              | 10                                  | 6        | 12       | 20        |                           | 36 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           |                       |  |  |
| Patio/court/atrium<br>3.01.300                                 | 3,000<br>square feet             |                          | 45                            |                 | 30              | 10                                  | 6        | 12       | 20        |                           | 36 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           |                       |  |  |
| Duplex<br>3.02.100   | 6,000<br>square feet             | 3,000<br>square feet     | 45                            | 75              | 30              | 10                                  | 6        | 12       | 20        |                           | 36 <sup>1</sup> | 3 <sup>1</sup> |              |           |                       |  |  |
| Townhouse<br>3.02.200  | <b>1,500<br/>SQUARE<br/>FEET</b> | 1,2[00]50<br>square feet |                               |                 | [18]            | [10]                                | [0]      | [0]      | [20]      |                           | 36 <sup>1</sup> | 3 <sup>1</sup> | 50 to 70%    |           |                       |  |  |
|  |                                  |                          | <b>SEE REQUIREMENTS BELOW</b> |                 |                 |                                     |          |          |           |                           |                 |                |              |           |                       |  |  |
| <b>1. WITHOUT ON-LOT<br/>GARAGE</b>                            |                                  |                          | <b>16</b>                     |                 | <b>16</b>       | <b>18</b>                           | <b>0</b> | <b>0</b> | <b>18</b> |                           |                 |                |              |           |                       |  |  |
| <b>2. WITH<br/>ATTACHED/INTEGRAL<br/>FRONT LOAD<br/>GARAGE</b> |                                  |                          | <b>18</b>                     |                 | <b>18</b>       | <b>18</b>                           | <b>0</b> | <b>0</b> | <b>15</b> |                           |                 |                |              |           |                       |  |  |
| <b>3. WITH ATTACHED/<br/>INTEGRAL REAR<br/>LOAD GARAGE</b>     |                                  |                          | <b>16</b>                     |                 | <b>16</b>       | <b>15</b>                           | <b>0</b> | <b>0</b> | <b>18</b> |                           |                 |                |              |           |                       |  |  |
| <b>4. WITH ON-LOT<br/>DETACHED GARAGE</b>                      |                                  |                          | <b>18</b>                     |                 | <b>18</b>       | <b>15</b>                           | <b>0</b> | <b>0</b> | <b>18</b> |                           |                 |                |              |           |                       |  |  |
| Commercial apartment<br>3.03.400                               |                                  | 1,000<br>square feet     |                               |                 |                 |                                     |          |          |           |                           | 36              | 3              |              |           |                       |  |  |
| Inst./Util./Rec.<br>4.00.000                                   | 10,000<br>square feet            |                          | 100                           | 100             |                 | 10                                  | 20       | 40       | 50        |                           | 36              | 3              |              | 0.50      |                       |  |  |
| Service-oriented commercial<br>5.00.000                        | 10,000<br>square feet            |                          | 100                           | 100             |                 | 10                                  | 20       | 40       | 50        |                           | 36              | 3              |              | 0.50      |                       |  |  |
| Commercial<br>6.00.000   | 10,000<br>square feet            |                          | 100                           | 100             | 10              | 10                                  | 20       | 40       | 50        |                           | 36              | 3              |              | 0.50      |                       |  |  |
| Industrial<br>7.00.000   | 10,000<br>square feet            |                          | 100                           | 100             |                 | 10                                  | 20       | 40       | 50        |                           | 36              | 3              |              | 0.50      |                       |  |  |

<sup>1</sup> A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).

## Attachment C

<sup>1</sup> A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).

**Attachment D**

**Figure VI-9  
Schedule of Zone Regulations: Activity Center Zones  
Charles County, Maryland  
Added 4-23-2010 by Bill No. 2010-02**

| Uses:<br>Waldorf<br>Central<br>(WC) Zone                 | Minimum Lot Criteria |                 |                 |                    | Front Setback<br>Requirements |         | Minimum Yard<br>Requirements (Feet) |      | Min & Max<br>Height<br>(Stories) | Min and Max<br>Floor Area<br>Ratio (FAR) | Max Lot<br>Coverage | Minimum<br>Open<br>Space |
|--|----------------------|-----------------|-----------------|--------------------|-------------------------------|---------|-------------------------------------|------|----------------------------------|--|---------------------|--------------------------|
|  | Area<br>(Sq. Ft.)    | Width<br>(Feet) | Depth<br>(Feet) | Frontage<br>(Feet) | Minimum                       | Maximum | Side                                | Rear |                                  |  |                     |                          |
| Townhouse<br>3.02.200                                    |                      | [18]            | [50]            | [18]               | [6]                           | [15]    | [0]                                 | [0]  | 2-3 <sup>1</sup>                 |  | 70%                 | 20%                      |
| <b>SEE REQUIREMENTS BELOW</b>                            |                      |                 |                 |                    |                               |         |                                     |      |                                  |  |                     |                          |
| 1. WITHOUT ON-<br>LOT GARAGE                             |                      | 16              |                 | 16                 | 10                            | 18      | 0                                   | 18   |                                  |  |                     |                          |
| 2. WITH<br>ATTACHED/<br>INTEGRAL<br>FRONT LOAD<br>GARAGE |                      | 18              |                 | 18                 | 18                            | 20      | 0                                   | 15   |                                  |  |                     |                          |
| 3. WITH<br>ATTACHED/<br>INTEGRAL<br>REAR LOAD<br>GARAGE  |                      | 16              |                 | 16                 | 10                            | 15      | 0                                   | 18   |                                  |  |                     |                          |
| 4. WITH ON-LOT<br>DETACHED<br>GARAGE                     |                      | 18              |                 | 18                 | 10                            | 15      | 0                                   | 18   |                                  |  |                     |                          |
| Multiplex<br>3.02.300                                    | 10,000               | 18              | 50              | 18                 | [6] 10                        | 15      | 0                                   | 0    | 2-3 <sup>1</sup>                 |  | 70%                 | 20%                      |
| Garden<br>Apartment<br>3.03.100                          | 10,000               | 50              | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 2-3                              | 0.5-1.6                                  | 90%                 | 20%                      |
| Mid-Rise<br>3.03.200                                     | 10,000               | 50              | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 4-5                              | 0.5-1.6                                  | 90%                 | 15%                      |
| Commercial<br>Apartment<br>3.03.400                      | 10,000               | 50              | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 2-5                              | 0.5-1.6                                  | 90%                 | 15%                      |
| Inst./Utility/<br>Recreation<br>4.00.000                 | 10,000               | 50              | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 2-5                              | 0.5-1.6                                  | 90%                 | 15%                      |
| Service<br>Commercial<br>5.00.000                        | 10,000               | 50              | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 2-5                              | 0.5-1.6                                  | 90%                 | 15%                      |
| Commercial<br>6.00.000                                   | 10,000               | 50              | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 2-5                              | 0.5-1.6                                  | 90%                 | 15%                      |

<sup>1</sup> A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).



**Attachment D**

**Figure VI-9 Continued  
Schedule of Zoning Regulations: Activity Center Zones  
Charles County, Maryland  
Added 4-23-2010 by Bill No. 2010-02**

| Uses:<br>Acton Urban<br>Center<br>(AUC) Zone             | Minimum Lot Criteria |                               |                 |                    | Front Setback<br>Requirements |         | Minimum Yard<br>Requirements (Feet) |      | Min. and<br>Max Height<br>(Stories) | Min. and<br>Max. Floor<br>Area Ratio<br>(FAR) | Maximum<br>Lot<br>Coverage | Minimum<br>Open<br>Space |
|--|----------------------|-------------------------------|-----------------|--------------------|-------------------------------|---------|-------------------------------------|------|-------------------------------------|---|----------------------------|--------------------------|
|  | Area<br>(Sq. Ft.)    | Width<br>(Feet)               | Depth<br>(Feet) | Frontage<br>(Feet) | Minimum                       | Maximum | Side                                | Rear |                                     |   |                            |                          |
| Townhouse<br>3.02.200                                    |                      | [18]                          | [50]            | [18]               | [6]                           | [15]    | [0]                                 | [0]  | 2-4 <sup>2</sup>                    |   | 70%                        | 20%                      |
|  |                      | <b>SEE REQUIREMENTS BELOW</b> |                 |                    |                               |         |                                     |      |                                     |   |                            |                          |
| 1. WITHOUT ON-<br>LOT GARAGE                             |                      | 16                            |                 | 16                 | 10                            | 18      | 0                                   | 18   |                                     |   |                            |                          |
| 2. WITH<br>ATTACHED/<br>INTEGRAL<br>FRONT LOAD<br>GARAGE |                      | 18                            |                 | 18                 | 18                            | 20      | 0                                   | 15   |                                     |   |                            |                          |
| 3. WITH<br>ATTACHED/<br>INTEGRAL<br>REAR LOAD<br>GARAGE  |                      | 16                            |                 | 16                 | 10                            | 15      | 0                                   | 18   |                                     |   |                            |                          |
| 4. WITH ON-LOT<br>DETACHED<br>GARAGE                     |                      | 18                            |                 | 18                 | 10                            | 15      | 0                                   | 18   |                                     |   |                            |                          |
| Multiplex<br>3.02.300                                    | 10,000               | 18                            | 50              | 18                 | [6] 10                        | 15      | 0                                   | 0    | 2-4 <sup>2</sup>                    |   | 70%                        | 20%                      |
| Garden<br>Apartment<br>3.03.100                          | 10,000               | 50                            | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 2-3                                 | 0.7-2.0 <sup>1</sup>                          | 90%                        | 20%                      |
| Mid-Rise<br>3.03.200                                     | 10,000               | 50                            | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 4-5                                 | 0.7-2.0 <sup>1</sup>                          | 90%                        | 15%                      |
| High-Rise<br>3.03.300                                    | 20,000               | 100                           | 200             | 100                | 0                             | 12      |                                     |      | 6-10                                | 0.7-2.0 <sup>1</sup>                          | 90%                        | 15%                      |
| Commercial<br>Apartment<br>3.03.400                      | 10,000               | 50                            | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 3-10                                | 0.7-2.0 <sup>1</sup>                          | 90%                        | 15%                      |
| Inst./Utility/<br>Recreation<br>4.00.000                 | 10,000               | 50                            | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 3-10                                | 0.7-2.0 <sup>1</sup>                          | 90%                        | 15%                      |
| Service<br>Commercial<br>5.00.000                        | 10,000               | 50                            | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 3-10                                | 0.7-2.0 <sup>1</sup>                          | 90%                        | 15%                      |
| Commercial<br>6.00.000                                   | 10,000               | 50                            | 80              | 50                 | 0                             | 12      | 0                                   | 0    | 3-10                                | 0.7-2.0 <sup>1</sup>                          | 90%                        | 15%                      |

## Attachment D

### Notes:

<sup>1</sup> Maximum FAR may be increased under the following circumstances:

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

<sup>2</sup> **A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).**

## Attachment E

**Figure VII-2  
Schedule of Zone Regulations: Planned Residential Development (PRD) Zone**

ABBREVIATIONS: du: Dwelling unit. FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.  
ISR: Impervious surface ratio. The 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 <sup>2</sup> | 55           | 75           | 30              | 20                               | 8        | 20       | 20        | 36 <sup>3</sup> | 3 <sup>3</sup> | 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 <sup>3</sup> | 3 <sup>3</sup> | 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 <sup>3</sup> | 3 <sup>3</sup> | 60%          | 30%                | 0.30        |
| Duplex 3.02.100                                     | 8,000 square feet    | 4,000                    | 50           | 100          | 30              | 30                               | 15       | 40       | 20        | 36 <sup>3</sup> | 3 <sup>3</sup> | n/a          | 35%                | 0.25        |
| Townhouse 3.02.200                                  | 1,500 square feet    | 1,250                    | [18]         | n/a          | [18]            | [15]                             | [0]      | [0]      | [20]      | 36 <sup>3</sup> | 3 <sup>3</sup> | 60%          | 45%                | 0.35        |
|   |                      |                          |              |              |                 | <b>SEE REQUIREMENTS BELOW</b>    |          |          |           |                 |                |              |                    |             |
| <b>1. WITHOUT ON-LOT GARAGE</b>                     |                      |                          | <b>16</b>    |              | <b>16</b>       | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                 |                |              |                    |             |
| <b>2. WITH ATTACHED/ INTEGRAL FRONT LOAD GARAGE</b> |                      |                          | <b>18</b>    |              | <b>18</b>       | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>15</b> |                 |                |              |                    |             |
| <b>3. WITH ATTACHED/ INTEGRAL REAR LOAD GARAGE</b>  |                      |                          | <b>16</b>    |              | <b>16</b>       | <b>15</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                 |                |              |                    |             |
| <b>4. WITH ON-LOT DETACHED GARAGE</b>               |                      |                          | <b>18</b>    |              | <b>18</b>       | <b>15</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                 |                |              |                    |             |
| Multiplex 3.02.300                                  | 10,000 square feet   | 3,000                    | 50           | 100          | 30              | 30                               | 15       | 40       | 20        | 36 <sup>3</sup> | 3 <sup>3</sup> | 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  | 20,000               | 4,000                    | 600          | 600          | 400             | 30                               | 15       | 40       | 20        | 60              | 5              | n/a          | 60%                | 0.40        |

### Attachment E

|                          |                       |       |     |     |    |     |    |    |    |    |    |     |     |      |
|--------------------------|-----------------------|-------|-----|-----|----|-----|----|----|----|----|----|-----|-----|------|
| 3.03.200                 | square feet           |       |     |     |    |     |    |    |    |    |    |     |     |      |
| High-rise<br>3.03.300    | 20,000<br>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. III  
 2. Based on square footage of development per §297-212, Use #3.01.100.  
**3. A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).**

## Attachment F

**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<br>1.00.000                           | 3 acres                        | n/a                | 150          | 200          | n/a                           | 75                               | 40       | 80       | 50        | 40 <sup>3</sup> | 3              | n/a          |
| Marine<br>2.00.000                                 | 2 acres                        | n/a                | 150          | 200          | n/a                           | 75                               | 40       | 80       | 50        | 40              | 3              | n/a          |
| Single-family detached<br>3.01.100                 | 5,000 square feet              | 1,250-1,6502       | 55           | 75           | 30                            | 10                               | 6        | 12       | 20        | 40 <sup>3</sup> | 3 <sup>3</sup> | 50%          |
| Lot line<br>3.01.200                               | 3,000 square feet              | n/a                | 45           | n/a          | 30                            | 10                               | 0 to 6   | 12       | 15        | 40 <sup>3</sup> | 3 <sup>3</sup> | 60%          |
| Patio/court/atrium<br>3.01.300                     | 3,000 square feet              | n/a                | 45           | n/a          | 30                            | 10                               | 0 to 6   | 15       | 15        | 40 <sup>3</sup> | 3 <sup>3</sup> | 60%          |
| Duplex<br>3.02.100                                 | 6,000 square feet              | 4,000              | 50           | 100          | 30                            | 10                               | 6        | 12       | 20        | 36 <sup>3</sup> | 3 <sup>3</sup> | n/a          |
| Townhouse<br>3.02.200                              | [n/a] <b>1,500 SQUARE FEET</b> | 1,250              | [18]         | n/a          | [18]                          | [10]                             | [0]      | [0]      | [20]      | 40 <sup>3</sup> | 3 <sup>3</sup> | 60%          |
|  |                                |                    |              |              | <b>SEE REQUIREMENTS BELOW</b> |                                  |          |          |           |                 |                |              |
| <b>1. WITHOUT ON-LOT GARAGE</b>                    |                                |                    | <b>16</b>    |              | <b>16</b>                     | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                 |                |              |
| <b>2. WITH ATTACHED/INTEGRAL FRONT LOAD GARAGE</b> |                                |                    | <b>18</b>    |              | <b>18</b>                     | <b>18</b>                        | <b>0</b> | <b>0</b> | <b>15</b> |                 |                |              |
| <b>3. WITH ATTACHED/INTEGRAL REAR LOAD GARAGE</b>  |                                |                    | <b>16</b>    |              | <b>16</b>                     | <b>15</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                 |                |              |
| <b>4. WITH ON-LOT DETACHED GARAGE</b>              |                                |                    | <b>18</b>    |              | <b>18</b>                     | <b>15</b>                        | <b>0</b> | <b>0</b> | <b>18</b> |                 |                |              |
| Multiplex<br>3.02.300                              | 10,000 square feet             | 3,000              | 50           | 100          | 30                            | 10                               | 6        | 12       | 20        | 36 <sup>3</sup> | 3 <sup>3</sup> | n/a          |

## Attachment F

**Figure VII-3 (Cont'd)  
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 |              |
| Garden apartments<br>3.03.100                   | 20,000 square feet   | 5,000              | 200          | 200          | 200             | 10                               | 0/10 | 0/10  | 50   | 40             | 3       | n/a          |
| Mid-rise<br>3.03.200                            | 20,000 square feet   | 4,000              | 150          | 150          | 150             | 10                               | 0/10 | 0/10  | 50   | 60             | 4       | n/a          |
| High-rise<br>3.03.300                           | 20,000 square feet   | 3,000              | 300          | 300          | 200             | 10                               | 0/10 | 0/10  | 50   | 60             | 51      | n/a          |
| Commercial apartment<br>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<br>8.01.100 & 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<br>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<br>5.00.000         | 20,000 square feet   | n/a                | 100          | 100          | n/a             | 10                               | 0/10 | 0/10  | 25   | 60             | 51      | n/a          |
| Commercial<br>6.00.000                          | 20,000 square feet   | n/a                | 100          | 100          | n/a             | 10                               | 0/10 | 0/10  | 25   | 60             | 5       | n/a          |
| Industrial<br>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, Use 3.01.100.
3. A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).

## Attachment G

Figure VII-5A

### Schedule of Zone Regulation: Transit-Oriented Development (TOD) Zone

ABBREVIATIONS: du: Dwelling unit. FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.  
 ISR: Impervious surface ratio. The ration derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

| Uses                               | Minimum Lot Criteria |                          |              |              |                 | Minimum Yard Requirements (feet) |        |       |      | Maximum 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 <sup>2</sup> | 55           | 75           | 30              | 10                               | 6      | 12    | 20   | 40 <sup>3</sup> | 3 <sup>3</sup> | 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 <sup>3</sup> | 3 <sup>3</sup> | 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 <sup>3</sup> | 3 <sup>3</sup> | 60%          | n/a         |
| Duplex 3.02.100                    | 4,000 square feet    | 2,000                    | 50           | 100          | 30              | 10                               | 6      | 12    | 20   | 36 <sup>3</sup> | 3 <sup>3</sup> | n/a          | 0.25        |
| Townhouse 3.02.200                 | 1,500 square feet    | 1,250                    | [18]         | n/a          | [18]            | [10]                             | [0]    | [0]   | [20] | 40 <sup>3</sup> | 3 <sup>3</sup> | 60%          | n/a         |
|                                    |                      |                          |              |              |                 | SEE REQUIREMENTS BELOW           |        |       |      |                 |                |              |             |
| 1. WITHOUT ON-LOT GARAGE           |                      |                          | 16           |              | 16              | 18                               | 0      | 0     | 18   |                 |                |              |             |
| 2. WITH INTEGRAL FRONT LOAD GARAGE |                      |                          | 18           |              | 18              | 18                               | 0      | 0     | 15   |                 |                |              |             |
| 3. WITH INTEGRAL REAR LOAD GARAGE  |                      |                          | 16           |              | 16              | 15                               | 0      | 0     | 18   |                 |                |              |             |
| 4. WITH ON-LOT DETACHED GARAGE     |                      |                          | 18           |              | 18              | 15                               | 0      | 0     | 18   |                 |                |              |             |
| Multiplex 3.02.300                 | 4,800 square feet    | 1,600                    | 50           | 100          | 30              | 10                               | 6      | 12    | 20   | 36 <sup>3</sup> | 3 <sup>3</sup> | n/a          | 0.50        |

## Attachment G

**Figure VII-5A Cont'd**  
**Schedule of Zone Regulations: Transit-Oriented Development (TOD) Zone**

**ABBREVIATIONS:**

du: Dwelling unit.

FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

ISR: Impervious surface ratio. The ration derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

| Uses   | Minimum Lot Criteria |                    |              |              |                 | Minimum Yard Requirements (feet) |      |       |      | Maximum Height |                | Lot Coverage | Maximum ISR |
|--|----------------------|--------------------|--------------|--------------|-----------------|----------------------------------|------|-------|------|----------------|----------------|--------------|-------------|
|  | Area                 | Square feet per du | Width (feet) | Depth (feet) | Frontage (feet) | Front                            | Side | Total | Rear | Feet           | Stories        |              |             |
| Garden apartments<br>3.03.100                    | 20,000 square feet   | 3,000              | 200          | 200          | 200             | 10                               | 0/10 | 0/10  | 50   | 40             | 3              | n/a          | 0.50        |
| Mid-rise<br>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<br>3.03.200                            | 20,000 square feet   | 1,000              | 300          | 300          | 200             | 10                               | 0/10 | 0/10  | 50   | 60             | 5 <sub>1</sub> | n/a          | 0.50        |
| Commercial apartment<br>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<br>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<br>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<br>5.00.000          | 20,000 square feet   | n/a                | 100          | 100          | n/a             | 10                               | 0/10 | 0/10  | 25   | 60             | 5 <sub>1</sub> | n/a          | 0.70        |
| Commercial<br>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.
3. **A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).**



## Attachment H

**Figure XIV-2  
Schedule of Dimensional Requirements: Cluster Developments  
Charles County, Maryland**

| Zones and Dwelling Types           | Minimum Lot Criteria                   |                                     |                              |                 |                    | Minimum Yard Requirements (feet) |      |       |      | Maximum Height  |                | Maximum <sup>3</sup> Lot Coverage |
|------------------------------------|--|-------------------------------------|------------------------------|-----------------|--------------------|----------------------------------|------|-------|------|-----------------|----------------|-----------------------------------|
|                                    | Lot Area <sup>1</sup><br>(square Feet) | Area/dwelling unit<br>(square feet) | Width <sup>2</sup><br>(feet) | Depth<br>(feet) | Frontage<br>(feet) | Front                            | Side | Total | Rear | Feet            | Stories        |                                   |
| <b>AC, RC</b>                      |  |                                     |                              |                 |                    |                                  |      |       |      |                 |                |                                   |
| Single-family detached<br>3.01.100 | 40,000                                 |                                     | 100                          |                 | 80                 | 50                               | 30   | 60    | 50   | 36 <sup>5</sup> | 3 <sup>5</sup> | 25%                               |
| <b>RR</b>                          |  |                                     |                              |                 |                    |                                  |      |       |      |                 |                |                                   |
| Single-family detached<br>3.01.100 | 15,000                                 |                                     | 80                           |                 | 50                 | 30                               | 10   | 25    | 25   | 36 <sup>5</sup> | 3 <sup>5</sup> | 30%                               |
| <b>RV</b>                          |  |                                     |                              |                 |                    |                                  |      |       |      |                 |                |                                   |
| Single-family detached<br>3.01.100 | 10,000                                 |                                     | 70                           |                 | 40                 | 25                               | 8    | 20    | 25   | 36 <sup>5</sup> | 3 <sup>5</sup> | 35%                               |
| Duplex 3.02.100                    | 10,000                                 |                                     | 60                           |                 | 40                 | 25                               | 0    | 15    | 20   | 36 <sup>5</sup> | 3 <sup>5</sup> | 40%                               |
| <b>RL</b>                          |  |                                     |                              |                 |                    |                                  |      |       |      |                 |                |                                   |
| Single-family detached<br>3.01.100 | 8,000 <sup>4</sup>                     |                                     | 65                           |                 | 40                 | 25                               | 8    | 20    | 20   | 36 <sup>5</sup> | 3 <sup>5</sup> | 35%                               |
| <b>RM</b>                          |  |                                     |                              |                 |                    |                                  |      |       |      |                 |                |                                   |
| Single-family detached<br>3.01.100 | 7,000 <sup>4</sup>                     |                                     | 55                           |                 | 30                 | 20                               | 8    | 20    | 20   | 36 <sup>5</sup> | 3 <sup>5</sup> | 50%                               |

## Attachment H

**Figure XIV-2  
Schedule of Dimensional Requirements: Cluster Developments  
Charles County, Maryland  
(Continued)**

| Zones and Dwelling Types           | Minimum Lot Criteria                |                                  |                           |              |                 | Minimum Yard Requirements (feet) |      |       |      | Maximum Height  |                | Maximum <sup>3</sup> Lot Coverage |
|------------------------------------|-------------------------------------|----------------------------------|---------------------------|--------------|-----------------|----------------------------------|------|-------|------|-----------------|----------------|-----------------------------------|
|                                    | Lot Area <sup>1</sup> (square Feet) | Area/dwelling unit (square feet) | Width <sup>2</sup> (feet) | Depth (feet) | Frontage (feet) | Front                            | Side | Total | Rear | Feet            | Stories        |                                   |
| <b>RH</b>                          |                                     |                                  |                           |              |                 |                                  |      |       |      |                 |                |                                   |
| Single-family detached<br>3.01.100 | 6,000                               |                                  | 55                        |              | 30              | 20                               | 8    | 20    | 20   | 36 <sup>5</sup> | 3 <sup>5</sup> | 50%                               |

**NOTES:**

1 Where the suburban cluster development is permitted without public water and sewer, the minimum lot area shall be that which is permitted by the County Health Department.

2 Width measured at minimum building restriction line.

3 Lot coverage includes the square footage of all buildings located on the lot.

4 The minimum lot area may be reduced to 6,000 square feet when at least 25% of the density of the cluster development is the result of transferable development rights being transferred to the property.

A. [An attached balcony, deck, porch, and patio may project into the minimum rear yards of townhouse units by up to 10 feet where the rear yards are adjacent to the Resource Protection Zone (RPZ) or Forest Conservation (FC) Easement Areas.] **ON CLUSTER DEVELOPMENT SINGLE-FAMILY DETACHED LOTS, THE FOLLOWING STRUCTURES MAY PROJECT INTO THE MINIMUM REAR YARD UP TO TEN FEET WHERE THE REAR YARDS ARE ADJACENT TO RECORDED BUFFERYARDS, STORMWATER MANAGEMENT FEATURES, PASSIVE OPEN SPACE, THE RESOURCE PROTECTION ZONE, OR FOREST CONSERVATION EASEMENTS: (i) ATTACHED BALCONIES, DECKS, NECESSARY LANDINGS, OPEN FIRE ESCAPES, PATIOS (NOT ENCLOSED), PORCHES, AND UNCOVERED STAIRS.**

**5. A HABITABLE AREA ENCLOSED BY THE ROOF ASSEMBLY (AREA BETWEEN THE ROOF EAVE AND THE ROOF EDGE) ONE (1) LEVEL ABOVE THE THIRD STORY MAY BE ADDED AND THE ALLOWABLE BUILDING HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH CHAPTER 297-27 A. (3).**

## Attachment I

Figure XIV-3  
Minimum Acceptable Facilities for Active Recreation

[Suburban] Cluster, **AND SINGLE-FAMILY ATTACHED RESIDENTIAL**, Development on  
Public Water or Sewer

| Dwelling Units | Facilities  |
|----------------|---|
| 0 to 50        | <b>TOT-LOT OR [P]Picnic shelter [/] WITH tables [/]<br/>OR A gazebo.</b>  |
| 50 to 100      | <b>ADDITIONAL Tot-lot[s], ADULT OUTDOOR<br/>RECREATION (BOCCE COURTS, PICKLE BALL<br/>COURTS, PUTTING GREENS, ETC.),<br/>COMMUNITY GARDEN, OR COMMUNITY DOG<br/>PARK</b>  |
| 100 to 250     | <b>Fitness trail (WITH FITNESS STATIONS), PAVED<br/>BICYCLE TRAIL (SUBJECT TO AMERICAN<br/>ASSOCIATION OF STATE HIGHWAY AND<br/>TRANSPORTATION OFFICIALS (AASHTO)<br/>REQUIREMENTS), or [volleyball courts.] MULTI-<br/>PURPOSE FIELDS.</b> |
| 250 to 500     | Tennis courts, basketball courts, or<br>[multipurpose field] <b>VOLLEYBALL COURTS.</b>  |
| 500+           | Any one of the following: swimming pool;<br>soccer field; football field; softball field; <b>OR</b><br>boat ramp.[; or paved bike trail.]   |

### NOTES:

1. The recreational facilities identified are to serve as a guide and may be combined or substituted, provided that the facilities proposed are commensurate with the scale of the development.
2. Recreational facility requirements are cumulative in that the larger-scale development must include facilities equivalent to the smaller-scale development in addition to those listed for their class of development.

Asterisks \*\*\* mean intervening code language remaining unchanged

NOTE: CAPITALS indicate language added to existing law.

[Brackets] indicate language deleted from existing law.