

**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 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 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 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 3.03.100	2500 square feet		200	200	200	10	10	20	50		40	3			10%	
Mixed-Use Building 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 3.03.400		1,000 square feet									50	2-4			20%	
Inst./Util./Rec. 4.00.000	10,000 square feet		100	100		10	0	0	50	18	50	2-4		0.50	20%	
Service-oriented commercial 5.00.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%	
Commercial 6.00.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%	
Industrial 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 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 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 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 3.03.100	2,500 square feet		200	200	200	10	10	20	50		40	3			20%		
Commercial apartment 3.03.400		1,000 square feet									50	2-4			20%		
Mixed-Use Building 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. 4.00.000	10,000 square feet		100	100		10	0	0	50	18	50	2-4		0.50	20%		
Service-oriented commercial 5.00.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%		
Commercial 6.00.000	10,000 square feet		100	100		10	0	0	50	18	50	2-4		0.50	20%		
Industrial 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 (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 Mixed/Residential (CMR) Zone</b>																
Single-family detached 3.01.100	5,000 square feet		55	75	30	10	6	12	20		36 <sup>1</sup>	3 <sup>1</sup>	50 to 70%			
Patio/court/atrium 3.01.300	3,000 square feet		45		30	10	6	12	20		36 <sup>1</sup>	3 <sup>1</sup>	50 to 70%			
Duplex 3.02.100	6,000 square feet	3,000 square feet	45	75	30	10	6	12	20		36 <sup>1</sup>	3 <sup>1</sup>				
Townhouse 3.02.200	<b>1,500 SQUARE FEET</b>	1,2[00]50 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 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>							
Commercial apartment 3.03.400		1,000 square feet									36	3				
Inst./Util./Rec. 4.00.000	10,000 square feet		100	100		10	20	40	50		36	3		0.50		
Service-oriented commercial 5.00.000	10,000 square feet		100	100		10	20	40	50		36	3		0.50		
Commercial 6.00.000	10,000 square feet		100	100	10	10	20	40	50		36	3		0.50		
Industrial 7.00.000	10,000 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: Waldorf Central (WC) Zone	Minimum Lot Criteria				Front Setback Requirements		Minimum Yard Requirements (Feet)		Min & Max Height (Stories)	Min and Max Floor Area Ratio (FAR)	Max Lot Coverage	Minimum Open Space
	Area (Sq. Ft.)	Width (Feet)	Depth (Feet)	Frontage (Feet)	Minimum	Maximum	Side	Rear				
Townhouse 3.02.200		[18]	[50]	[18]	[6]	[15]	[0]	[0]	2-3 <sup>1</sup>		70%	20%
<b>SEE REQUIREMENTS BELOW</b>												
1. WITHOUT ON- LOT GARAGE		16		16	10	18	0	18				
2. WITH ATTACHED/ INTEGRAL FRONT LOAD GARAGE		18		18	18	20	0	15				
3. WITH ATTACHED/ INTEGRAL REAR LOAD GARAGE		16		16	10	15	0	18				
4. WITH ON-LOT DETACHED GARAGE		18		18	10	15	0	18				
Multiplex 3.02.300	10,000	18	50	18	[6] 10	15	0	0	2-3 <sup>1</sup>		70%	20%
Garden Apartment 3.03.100	10,000	50	80	50	0	12	0	0	2-3	0.5-1.6	90%	20%
Mid-Rise 3.03.200	10,000	50	80	50	0	12	0	0	4-5	0.5-1.6	90%	15%
Commercial Apartment 3.03.400	10,000	50	80	50	0	12	0	0	2-5	0.5-1.6	90%	15%
Inst./Utility/ Recreation 4.00.000	10,000	50	80	50	0	12	0	0	2-5	0.5-1.6	90%	15%
Service Commercial 5.00.000	10,000	50	80	50	0	12	0	0	2-5	0.5-1.6	90%	15%
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	2-5	0.5-1.6	90%	15%

<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: Acton Urban Center (AUC) Zone	Minimum Lot Criteria				Front Setback Requirements		Minimum Yard Requirements (Feet)		Min. and Max Height (Stories)	Min. and Max. Floor Area Ratio (FAR)	Maximum Lot Coverage	Minimum Open Space
	Area (Sq. Ft.)	Width (Feet)	Depth (Feet)	Frontage (Feet)	Minimum	Maximum	Side	Rear				
Townhouse 3.02.200		[18]	[50]	[18]	[6]	[15]	[0]	[0]	2-4 <sup>2</sup>		70%	20%
		<b>SEE REQUIREMENTS BELOW</b>										
1. WITHOUT ON- LOT GARAGE		16		16	10	18	0	18				
2. WITH ATTACHED/ INTEGRAL FRONT LOAD GARAGE		18		18	18	20	0	15				
3. WITH ATTACHED/ INTEGRAL REAR LOAD GARAGE		16		16	10	15	0	18				
4. WITH ON-LOT DETACHED GARAGE		18		18	10	15	0	18				
Multiplex 3.02.300	10,000	18	50	18	[6] 10	15	0	0	2-4 <sup>2</sup>		70%	20%
Garden Apartment 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 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 3.03.300	20,000	100	200	100	0	12			6-10	0.7-2.0 <sup>1</sup>	90%	15%
Commercial Apartment 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/ Recreation 4.00.000	10,000	50	80	50	0	12	0	0	3-10	0.7-2.0 <sup>1</sup>	90%	15%
Service Commercial 5.00.000	10,000	50	80	50	0	12	0	0	3-10	0.7-2.0 <sup>1</sup>	90%	15%
Commercial 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 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. 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 1.00.000	3 acres	n/a	150	200	n/a	75	40	80	50	40 <sup>3</sup>	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	1,250-1,6502	55	75	30	10	6	12	20	40 <sup>3</sup>	3 <sup>3</sup>	50%
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%
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%
Duplex 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 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 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 3.03.100	20,000 square feet	5,000	200	200	200	10	0/10	0/10	50	40	3	n/a
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 8.01.100 & 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 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, 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 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 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.
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> (square Feet)	Area/dwelling unit (square feet)	Width <sup>2</sup> (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories	
<b>AC, RC</b>												
Single-family detached 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 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 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 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 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 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 [/] OR A gazebo.</b>
50 to 100	<b>ADDITIONAL Tot-lot[s], ADULT OUTDOOR RECREATION (BOCCE COURTS, PICKLE BALL COURTS, PUTTING GREENS, ETC.), COMMUNITY GARDEN, OR COMMUNITY DOG PARK</b>
100 to 250	<b>Fitness trail (WITH FITNESS STATIONS), PAVED BICYCLE TRAIL (SUBJECT TO AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) REQUIREMENTS), or [volleyball courts.] MULTI-PURPOSE FIELDS.</b>
250 to 500	Tennis courts, basketball courts, or [multipurpose field] <b>VOLLEYBALL COURTS.</b>
500+	Any one of the following: swimming pool; soccer field; football field; softball field; <b>OR</b> 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.