

EXHIBIT 'A'

* AMENDED *

Figure VII-3: Schedule of Zone Regulations: Mixed Use (MX) Zone
 [Repealed & Re-enacted 4-23-2010 by Bill No. 2010-06]

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		
	Area	Square feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories	
Agricultural 1.00.000	3 acres	n/a	150	200	n/a	75	40	80	50	40	3	n/a
Marine 2.00.000	2 acres	n/a	150	200	n/a	75	40	80	50	40	3	n/a
Single-family detached 3.01.100	5,000 square feet	1,250-1,650 ₂	55	75	30	10	6	12	20	40	3	50%
Lot line 3.01.200	3,000 square feet	n/a	45	n/a	30	10	0 to 6	12	15	40	3	60%
Patio/court/atrium 3.01.300	3,000 square feet	n/a	45	n/a	30	10	0 to 6	15	15	40	3	60%
Duplex 3.02.100	6,000 square feet	4,000	50	100	30	10	6	12	20	36	3	n/a
Townhouse 3.02.200	n/a	1,250	18	n/a	18	10	0	0	20	40	3	60%
Multiplex 3.02.300	10,000 square feet	3,000	50	100	30	10	6	12	20	36	3	n/a
Garden apartments 3.03.100	20,000 square feet	5,000	200	200	200	10	0/10	0/10	50 10	40	3	n/a
Mid-rise 3.03.200	20,000 square feet	4,000	150	150	150	10	0/10	0/10	50 10	60	4 5	n/a
High-rise 3.03.300	20,000 square feet	3,000	300	300	200	10	0/10	0/10	50 10	60	5 6	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

EXHIBIT 'B' - PG. 1

Figure VI-9: Schedule of Zone Regulations: Activity Center Zones Charles County, Maryland
 [Added 4-23-2010 by Bill No. 2010-02, Amended 6-10-2014 by Bill No. 2014-13 effective 7-25-2014]

Uses:	Minimum Lot Criteria				Front Setback Requirements		Minimum Yard Requirements (Feet)			See transitional provisions in § 297-96(O) [Amended 6-10-14 by Bill No. 2014-13 effective 7-25-14]			
	Area (Sq. Ft.)	Width (Feet)	Depth (Feet)	Frontage (Feet)	Minimum	Maximum	Side	Rear	Min. and Max Height (Stories)	Min. and Max. Floor Area Ratio (FAR)	Maximum Lot Coverage	Minimum Open Space	
Townhouse 3.02.200		18	50	18	6	15	0	0	2-3		70%	20%	
Multiplex 3.02.300	10,000	18	50		6	15	0	0	2-3		70%	20%	
Garden Apartment 3.03.100	10,000	50	80	50	0	12	0	0 *	2-3	0.5-1.6	90%	20%	
Mid-Rise 3.03.200	10,000	50	80	50	0	12	0	0 *	4-5	0.5-1.6	90%	15%	
Commercial Apartment 3.03.400	10,000	50	80	50	0	12	0	0	2-5	0.5-1.6	90%	15%	
Inst./Utility/ Recreation 4.00.000	10,000	50	80	50	0	12	0	0	2-5	0.5-1.6	90%	15%	
Service Commercial 5.00.000	10,000	50	80	50	0	12	0	0	2-5	0.5-1.6	90%	15%	
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	2-5	0.5-1.6	90%	15%	

* NOTE: REAR YARD SETBACK IS 0', COMPARED TO 50' IN MX.

EXHIBIT 'B' - PG. 2

Figure VI-9 Continued: Schedule of Zoning Regulations: Activity Center Zones
 [Added 4-23-2010 by Bill No. 2010-02, Amended 6-10-2014 by Bill No. 2014-13 effective 7-25-2014]

Uses: Acton Urban Center (AUC) Zone	Minimum Lot Criteria				Front Setback Requirements		Minimum Yard Requirements (Feet)		See transitional provisions in § 297-96(O) [Amended 6-10-14 by Bill No. 2014-13 effective 7-25-14]			
	Area (Sq. Ft.)	Width (Feet)	Depth (Feet)	Frontage (Feet)	Minimum	Maximum	Side	Rear	Min. and Max Height (Stories)	Min. and Max. Floor Area Ratio (FAR)	Maximum Lot Coverage	Minimum Open Space
Townhouse 3.02.200		18	50	18	6	15	0	0	2-4		70%	20%
Multiplex 3.02.300	10,000	18	50		6	15	0	0	2-4		70%	20%
Garden Apartment 3.03.100	10,000	50	80	50	0	12	0	0 *	2-3	0.5-2.0 ¹	90%	20%
Mid-Rise 3.03.200	10,000	50	80	50	0	12	0	0 *	4-5	0.5-2.0 ¹	90%	15%
High-Rise 3.03.300	20,000	100	200	100	0	12		*	6-10	0.5-2.0 ¹	90%	15%
Commercial Apartment 3.03.400	10,000	50	80	50	0	12	0	0	3-10	0.5-2.0 ¹	90%	15%
Inst./Utility/Recreation 4.00.000	10,000	50	80	50	0	12	0	0	3-10	0.5-2.0 ¹	90%	15%
Service Commercial 5.00.000	10,000	50	80	50	0	12	0	0	3-10	0.5-2.0 ¹	90%	15%
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	3-10	0.5-2.0 ¹	90%	15%

Notes:

¹ Maximum FAR may be increased under the following circumstances: [Amended 6-10-2014 by Bill No. 2014-13 effective 7-25-2014]

An FAR up to 2.5 shall be permitted for buildings within ¼ mile of an existing or planned light rail station.

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.

* NOTE: REAR YARD SETBACK IS 0', COMPARED TO 50' IN MX.