

ZONING REGULATIONS

*297 Attachment 10*

**Charles County**

**Figure XXII**

**Buffer Yards Between Adjacent Zones**

Figure XXII-1	Residential Zones
Figure XXII-2	Commercial and Industrial Zones
Figure XXII-3	Planned Development Zones



ZONING REGULATIONS

Figure XXII-1

Buffer Yards Between Adjacent Zones: Residential Zones

[Amended 10-25-1999 by Ord. No. 99-92; 7-25-2005 by Bill No. 2005-01;  
4-13-2010 by Bill No. 2010-02; 11-28-2017 by Bill No. 2017-07; 10-29-2024 by Bill No. 2024-07]

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

**NOTES:**

1. — indicates that either buffer yards are not required or not applicable.
2. “A” through “E” designates type of buffer required as illustrated in Article XXIII.
3. For the CV and CN Zones: If the adjacent single-family vacant residential lot is greater than five acres in size, or the closest residence is greater than 200 feet from the property line, no buffer yard will be required.



ZONING REGULATIONS

**Figure XXII-2**  
**Buffer Yards Between Adjacent Zones: Commercial and Industrial Zones**  
 [Amended 10-25-1999 by Ord. No. 99-92; 7-25-2005 by Bill No. 2005-01;  
 4-13-2010 by Bill No. 2010-02; 11-28-2017 by Bill No. 2017-07; 10-29-2024 by Bill No. 2024-07]

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

**NOTES:**

1. — indicates that either buffer yards are not required or not applicable.
2. “A” through “E” designates type of buffer required as illustrated in Article XXIII.
3. For the CV and CN Zones: If the adjacent single-family vacant residential lot is greater than five acres in size, or the closest residence is greater than 200 feet from the property line, no buffer yard will be required.



ZONING REGULATIONS

Figure XXII-3

Buffer Yards Between Adjacent Zones: Planned Development Zones

[Amended 10-25-1999 by Ord. No. 99-92; 4-13-2010 by Bill No. 2010-02;  
11-28-2017 by Bill No. 2017-07; 10-29-2024 by Bill No. 2024-07]

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

NOTES:

1. — indicates that either buffer yards are not required or not applicable.
2. “A” through “E” designates type of buffer required as illustrated in Article XXIII.