

ZONING REGULATIONS

297 Attachment 2

Charles County

**Figure V
Residential Densities**

Figure V-1	Maximum Residential Densities
Figure V-2	Residential Density Ranges

ZONING REGULATIONS
Figure V-1
Maximum Residential Densities
(Dwelling Units per Acre)

[Amended 3-1-1999 by Ord. No. 99-16; 12-11-2000 by Ord. No. 00-93; 6-16-2003 by Bill No. 2003-03; 1-25-2005 by Bill No. 2005-04;
7-25-2005 by Bill No. 2005-01; 3-7-2007 by Bill No. 2006-15; 4-13-2010 by Bill No. 2010-06; 6-6-2017 by Bill No. 2017-03;
11-28-2017 by Bill No. 2017-07; 9-21-2021 by Bill No. 2021-02]

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus¹	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 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	—	—
	With 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
	Single-family attached residential	3.00	3.66	5.00	5.50
	Multifamily residential	3.00	3.66	6.00	6.66

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Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus¹	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
	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
	Single-family residential	5.00	6.10	7.00	7.50
	Multifamily residential	5.00	6.10	12.00	13.10
	Application of a Planned Development - PRD Zone	5.00	6.10	12.00	13.10
	Application of a Planned Development - MX Zone	5.00	6.10	19.00	20.10
	Application of a Planned Development - PMH Zones	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 ²	15.00 ²
Core Retail/Residential (CRR)	Conventional	2.00	—	15.00 ²	15.00 ²
Core Mixed Residential (CMR)	Conventional	2.00	—	10.00 ²	10.00 ²
Central Business (CB), Community Commercial (CC), Business Park (BP)	Application of a planned development - MX Zone	5.00	6.10	19.00	20.10

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Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus¹	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
	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
Watershed Conservation District (WCD)	Conventional or cluster	0.05	N/A	N/A	N/A
Hughesville Village Core (HVC), Hughesville Village Gateway (HVG)	Residential Subdivision	5.00	-	-	-
	Residential Mixed Use Building	8.00	-	-	-
Hughesville Village Residential (HVR)	Conventional	1.80	-	-	-
	With Central Water and/or Sewer	3.00	-	-	-

NOTES:

- ¹ The County Commissioners may grant density bonuses as set forth to § 297-243. A minimum of 10% of units shall be affordable housing to qualify for density bonus
- ² Density calculations in the CER, CMR and CRR Zones to achieve a density over the base density in these zones, the applicant must purchase one Transferable Development Right for each of the third, fifth, seventh and ninth lots/dwelling units per acre Density is established by dividing the number of lots/dwelling units by the number of acres devoted to residential development. The resulting density, usually a mixed number, is used to determine the number of development rights required. Any fractional portion of a number resulting from a density calculation will automatically be rounded up to the next whole number. For instance, if the resulting density calculation yields 2.01 units per acre, thus will be considered to be three 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.

ZONING REGULATIONS

**Figure V-2
Residential Density Ranges
(Dwelling Units per Acre)**

[Amended 12-11-2000 by Ord. No. 00-93; 6-16-2003 by Bill No. 2003-03;
1-25-2005 by Bill No. 2005-04; 7-25-2005 by Bill No. 2005-01; 4-13-2010 by Bill No. 2010-05;
6-6-2017 by Bill No. 2017-03; 11-28-2017 by Bill No. 2017-07; 4-8-2025 by Bill No. 2025-02]

Residential Zones	Density Range¹	Density Range Achieved through application of PDR, MDC or PMH²
Agricultural Conservation (AC)	0.33 to 0.40	N/A
Rural Conservation (RC)	0.10 to 0.40	N/A
Rural Residential (RR)	1.00 to 1.22	N/A
Village Residential (RV)	1.80 to 3.40	N/A
Low-Density Residential (RL)	1.00 to 3.97	1.75 to 5.72
Medium-Density Residential (RM)	3.00 to 6.56	4.00 to 10.86
High-Density Residential (RH)	5.00 to 13.10	7.00 to 20.10
Residential Office (RO)	1.00 to 3.97 ⁷	1.75 to 5.72
Core Employment/Residential (CER)	2.00 ³	N/A ⁴
Core Retail/Residential (CRR)	2.00 ³	N/A ⁴
Core Mixed Residential (CMR)	2.00 ³	N/A ⁴
Watershed Conservation District (WCD)	0.05 ⁵	N/A
Hughesville Village Core (HVC)	5.00 to 8.00 ⁶	N/A ⁴
Hughesville Village Gateway (HVG)	5.00 to 8.00 ⁶	N/A ⁴
Hughesville Village Residential (HVR)	1.80 to 3.00 ⁶	N/A ⁴

NOTES:

- ¹ Maximum densities allowed varies depending on the bonus densities achieved through housing and TDRs.
- ² Maximum densities allowed varies depending on the bonus densities achieved through housing and TDRs as well as the maximum allowed through performance identified in the Development Guidance System set forth in Article VIII.^a
- ³ Densities noted for the core mixed-use zones are minimum densities.
- ⁴ Application of floating zones not permitted.
- ⁵ Density bonuses are not allowed within the Watershed Conservation District (WCD).
- ⁶ Density bonuses are not allowed within the Hughesville Village Core (HVC), Hughesville Village Gateway (HVG), and Hughesville Village Residential (HVR) Zones.
- ⁷ Garden apartment, mid-rise dwellings and mixed-use in the RO Zone shall be subject to a minimum density of 15 dwelling units per acre and a maximum density of 28 dwelling units per acre.

^a Editor's Note: Former Art. VIII, Development Guidance System, was repealed 4-13-2010 by Bill No. 2010-06.