

ZONING REGULATIONS

297 Attachment 4

Charles County

**Figure VII
Planned Development Zones**

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Figure VII-2	Schedule of Zone Regulations: Planned Residential Development (PRD) Zone
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**Figure VII-1
Location of Planned Development Zones**

[Amended 3-1-1999 by Ord. No. 99-16; 7-25-2005 by Bill No. 2005-01; 3-7-2007 by Bill No. 2006-15;
4-13-2010 by Bill No. 2010-02; 4-13-2010 by Bill No. 2010-06; 11-28-2017 by Bill No. 2017-07]

Base Zone	Planned Development Zones				
	PRD	MX	PEP	PMH	TOD
AC			P		
RC			P		
RR			P		
RV		P	P		
RL	P		P		
RM	P	P	P	P	P
RH	P	P	P	P	P
RO					
CN			P		
CC		P	P		P
CB		P	P		P
CV		P	P		P
BP		P	P		P
ABP					
IG		P	P		P
IH		P	P		P
CER					
CRR					
CMR					
WC					
AUC					
HVC					
HVG					
HVR					
HVE					

NOTES:

1. A blank indicates that planned development is not allowed in the base zone.
2. P = Permitted

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Figure VII-2

Schedule of Zone Regulations: Planned Residential Development (PRD) Zone

[Amended 3-21-2005 by Bill No. 2005-03; 4-13-2010 by Bill No. 2010-06; 10-5-2010 by Bill No. 2010-13; 9-21-2021 by Bill No. 2021-02]

ABBREVIATIONS:

du: Dwelling unit.

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 to 1,650 ²	55	75	30	20	8	20	20	36 ³	3 ³	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 ³	3 ³	60%	30%	0.30
Ratio/court/atrium 3.01.300	3,000 square feet	N/A	45	N/A	30	20	0 to 6	15	15	36 ³	3 ³	60%	30%	0.30
Duplex 3.02.100	8,000 square feet	4,000	50	100	30	30	15	40	20	36 ³	3 ³	N/A	35%	0.25
Townhouse 3.02.200	1,500 square feet	1,250		N/A		See requirements below				36 ³	3 ³	60%	45%	0.35
1. Without on-lot garage			16		16	18	0	0	18					
2. With attached/integral front-load garage			18		18	18	0	0	15					
3. With attached/integral rear-load garage			16		16	15	0	0	18					
4. With on-lot rear detached garage			18		18	15	0	0	35					
Multiplex 3.02.300	10,000 square feet	3,000	50	100	30	30	15	40	20	36 ¹	3 ³	N/A	45%	0.35
Garden apartments 3.03.100	20,000 square feet	5,000	400	400	400	30	15	40	20	40	3	N/A	55%	0.45
Midrise 3.03.200	20,000 square feet	4,000	600	600	400	30	15	40	20	60	5	N/A	60%	0.40
High-rise 3.03.300	20,000 square feet	3,000	50	100	30	30	15	40	20	60	5 ¹	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. XIII.

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 level above the third story may be added and the allowable building height may be exceeded in accordance with § 297-27A(3).

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Figure VII-3

Schedule of Zone Regulations: Mixed Use (MX) Zone

[Amended 4-13-2010 by Bill No. 2010-06; 9-21-2021 by Bill No. 2021-02; 1-12-2022 by Bill No. 2021-12]

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	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 to 1,650 ²	55	75	30	10	6	12	20	40 ³	3 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	3 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	3 ³	60%
Duplex 3.02.100	6,000 square feet	4,000	50	100	30	10	6	12	20	36 ³	3 ³	N/A
Townhouse 3.02.200	1,500 square feet	1,250		N/A		See requirements below				40 ³	3 ³	60%
1. Without on-lot garage			16		16	18	0	0	18			
2. With attached/integral front-load garage			18		18	18	0	0	15			
3. With attached/integral rear-load garage			16		16	10	0	0	18			
4. With on-lot rear detached garage			18		18	10	0	0	35			
Multiplex 3.02.300	10,000 square feet	3,000	50	100	30	10	6	12	20	36 ³	3 ³	N/A
Garden apartments 3.03.100	20,000 square feet	5,000	200	200	200	10	0/10	0/10	10 ⁴	40	3	N/A
Midrise 3.03.200	20,000 square feet	4,000	150	150	150	10	0/10	0/10	10 ⁴	60	5 ¹	N/A
High-rise 3.03.300	20,000 square feet	3,000	300	300	200	10	0/10	0/10	10 ⁴	60	6 ¹	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 8.01.000 and 8.02.000	20,000 square feet	N/A	100	100	N/A	10	0/10	0/10	25	60	5 ¹	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	5 ¹	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. XXIII.

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 level above the third story may be added and the allowable building height may be exceeded in accordance with § 297-27A(3).

⁴ Rear setbacks may be reduced to 10 feet if the site is located in designated community mixed-use areas, business corridor mixed-use areas, opportunity mixed-use areas, or employment areas as defined by adopted subarea plans; as well as those properties located within a designated federal opportunity zone.

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Figure VII-4

Schedule of Zone Regulations: Planned Employment and Industrial Park (PEP) Zone

[Amended 8-30-2004 by Bill No. 2004-06]

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		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					
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Park-and-ride facility 4.09.200	1 acre		100	150	75	30	15	30	20	40					0.85	
Marine, residential, institutional utilities recreation and service-oriented commercial 2.00.000 through 5.00.000	2 acres ²		100	150		75 (30 ²)	40 (6 ²)	80 (12 ²)	50 (10 ²)	60	5		0.40 FAR ¹		0.60 (0.85 ²)	
Commercial 6.00.000	1 acres ²		100	150		75 (30 ²)	40 (6 ²)	80 (12 ²)	50 (10 ²)	40	3		0.40 FAR ²		0.60 (0.85 ²)	
Industrial 7.00.000	3 acres ²		150	200		75 (30 ²)	40 (6 ²)	80 (12 ²)	50 (10 ²)	40	3		0.40 FAR ²		0.60 (0.85 ²)	

NOTES:

¹ May be increased through the Development Guidance System (DGS).

² Setbacks may be reduced and maximum ISR may be increased if located in Community Mixed-Use Areas, Business Corridor Mixed-Use Areas, Opportunity Mixed-Use Areas or Employment Areas as defined by adopted subarea plans.

³ Minimum lot sizes may be reduced to 10,000 square feet when created as part of a project with consolidated access and an internal traffic network.

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Figure VII-5

Schedule of Zone Regulations: Planned Manufactured Home Park (PMH) 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	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
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	30	2					
Residential 3.00.000	6,000 square feet		55	75	30	20	10	20	20	30	2	30%		25%		
Institutional 4.00.000 (excluding 4.09.200)	2 acres		150	200		75	40	80				0.35 FAR			0.50	
Park-and-ride facilities 4.09.200	2 acres		100	150	75	30	15	30	20						0.85	
Service-oriented commercial 5.00.000	2 acres		150	200		75	40	80	50	30	2		0.35 FAR		0.75	

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Figure VII-5A

Schedule of Zone Regulations Transit-Oriented Development (TOD) Zone

[Added 10-25-1999 by Ord. No. 99-92; amended 4-13-2010 by Bill No. 2010-06; 9-21-2021 by Bill No. 2021-02; 7-27-2022 by Bill No. 2022-07]

ABBREVIATIONS:

du: Dwelling unit.

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	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 to 1,650 ²	55	75	30	10	6	12	20	40 ³	3 ³	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 ³	3 ³	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 ³	3 ³	60%	N/A
Duplex 3.02.100	4,000 square feet	2,000	50	100	30	10	6	12	20	36 ³	3 ³	N/A	0.25
Townhouse 3.02.200	1,500 square feet	1,250		N/A		See requirements below				40 ³	3 ³	60%	N/A
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	10	0	0	18				
4. With on-lot rear detached garage			18		18	10	0	0	35				
Multiplex 3.02.300	4,800 square feet	1,600	50	100	30	10	6	12	20	36 ³	3 ³	N/A	0.50
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
Midrise 3.03.100	20,000 square feet	2,000	150	150	150	10	0/10	0/10	50	60	4	N/A	0.75
High-rise 3.03.200	20,000 square feet	1,000	300	300	200	10	0/10	0/10	50	60	5 ¹	N/A	0.75
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 and 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	5 ¹	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 level above the third story may be added and the allowable building height may be exceeded in accordance with § 297-27A(3).