

ZONING REGULATIONS

297 Attachment 5

Charles County

**Figure X-1
Road Corridor Buffer Yard and Building Setback Requirements
(Buffer yard by type and setback in feet)**

[Amended 8-30-2004 by Bill No. 2004-06; 7-25-2005 by Bill No. 2005-01; 4-13-2010 by Bill No. 2010-02; 6-10-2014 by Bill No. 2014-03; 11-28-2017 by Bill No. 2017-07; 6-16-2020 by Bill No. 2020-04; 1-12-2022 by Bill No. 2021-12; 4-8-2025 by Bill No. 2025-02]

Road Classification	Zone																	
	AC, RC, RR	RV, HVR	RM, RL	RH	RO, CN	CC	CB	CV, HVE	BP	ABP	IG	IH	PMH, PRD	PEP	MX	CRR, CER	CMR	WC, AUC
Principal arterial	D 100	B 50	D 75	C 50	C 50	C 40	B 30	B 30	D 50	D 50	B 100	E 125	D 125	C 100 ⁴	D 75 ⁴	D 40	C 50	B 30
Parkway			D 50	C 50	B 40	B 40	B 25	B 40	C 40	C 40	B 75	E 75	C 75	C 75 ⁴	C 50 ⁴	B 40	C 50	
Other arterials	C 75	B 50	D 50	B 40	B 50	C 40	B 25	B 30	C 40	C 40	B 75	E 80	C 100	C 75 ⁴	D 60 ⁴	C 20	B 50	
Collector	B 50	A 40	C 40	B 40	A 30	A 30	A 25	A 30	B 30	B 30	A 50	B 50	B 75	B 50 ⁴	C 40 ⁴	B 25	B 40	

NOTES:

- ¹ "A" through "E" designates type of buffer required as illustrated in Article XXII.
- ² Numbers given are the building setback requirements in feet.
- ³ Single-family residential lots and minor subdivisions will be exempt from the buffer requirements above.
- ⁴ Setbacks may be reduced to 30 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.
- ⁵ In the BP Zone, evergreen and coniferous trees shall be exempt from the requirements of Buffer Yard D.
- ⁶ In the BP Zone, canopies associated with motor vehicle fuel sales, which cover fuel station product dispensers, are not defined as a building for applicability of building restriction lines, nor are they restricted by § 297-26C(1)(a), which limits projections of canopies into yards to a maximum of three feet. By way of example, see table below:

FUEL CANOPY MINIMUM SETBACK TABLE: BP ZONE

Road Classification Buffer Yard Type	Principal Arterial Buffer Yard D	Parkway Buffer Yard C	Other Arterial Buffer Yard C	Collector Buffer Yard B
Buffer Yard Variable Depth Options § 297-385:				
10				
15				25
20		30	30	30
25	35	35	35	30
30	40	40	40	30
40	50			

⁷ In the RO Zone, multifamily residential and mixed-use projects are exempt from the buffer yard requirement and have a minimum setback of 15 feet.