

ZONING REGULATIONS

297 Attachment 6

Charles County

**Figure XIV
Cluster Development**

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Figure XIV-1
Requirements for Suburban Cluster Developments
 [Amended 3-1-1999 by Ord. No. 99-16]

Zone	Minimum Tract (acres)	Dwelling Unit Types Allowed ¹	Minimum Open Space	
			With Sewer	Without Sewer
AC	50	Single-family detached (3.01.100)	N/A	60%
RC	50	Single-family detached (3.01.100)	N/A	60%
RR	25	Single-family detached (3.01.100)	N/A	50%
RV	15	Single-family detached (3.01.100) Duplex (3.02.100)	30%	40%
RL	15	Single-family detached (3.01.100)	30%	N/A
RM	10	Single-family detached (3.01.100)	20%	N/A
RH	5	Single-family detached (3.01.100)	10%	N/A

NOTES:

¹ Those uses designated as PC in the Table of Permissible Uses are permitted in the indicated zones if the standards of cluster development in Article XIV are met. The number in parentheses corresponds with the use numbers in the Table of Permissible Uses.

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Figure XIV-2

Schedule of Dimensional Requirements: Cluster Developments

[Amended 12-7-1993 by Ord. No. 93-100; 11-21-1994 by Ord. No. 94-100; 7-8-1997 by Ord. No. 97-83; 3-1-1999 by Ord. No. 99-16; 3-12-2001 by Ord. No. 01-16; 9-21-2021 by Bill No. 2021-02]

Zones and Dwelling Types	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Maximum Lot ³ Coverage
	Lot Area ¹ (square feet)	Area/dwelling Unit (square feet)	Width ² (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories	
AC, RC												
Single-family detached 3.01.100	40,000		100		80	50	30	60	50	36 ⁵	3 ⁵	25%
RR												
Single-family detached 3.01.100	15,000		80		50	30	10	25	25	36 ⁵	3 ⁵	30%
RV												
Single-family detached 3.01.100	10,000		70		40	25	8	20	25	36 ⁵	3 ⁵	35%
Duplex 3.02.100	10,000		60		40	25	0	15	20	36 ⁵	3 ⁵	40%
RL												
Single-family detached 3.01.100	8,000 ⁴		65		40	25	8	20	20	36 ⁵	3 ⁵	35%
RM												
Single-family detached 3.01.100	7,000 ⁴		55		30	20	8	20	20	36 ⁵	3 ⁵	50%
RH												
Single-family detached 3.01.100	6,000		55		30	20	8	20	20	36 ⁵	3 ⁵	50%

NOTES:

¹ Where the suburban cluster development is permitted without public water and sewer, the minimum lot area shall be that which is permitted by the County Health Department.

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² Width measured at minimum building restriction line.

³ Lot coverage includes the square footage of all buildings located on the lot.

⁴ The minimum lot area may be reduced to 6,000 square feet when at least 25% of the density of the cluster development is the result of transferable development rights being transferred to the property.

A. On cluster development single-family detached lots, the following structures may project into the minimum rear yard up to 10 feet where the rear yards are adjacent to recorded bufferyards, stormwater management features, passive open space, the Resource Protection Zone, or forest conservation easements: (i) attached balconies, decks, necessary landings, open fire escapes, patios (not enclosed), porches, and uncovered stairs.

⁵ 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 XIV-3

Minimum Acceptable Facilities for Active Recreation

[Amended 3-1-1999 by Ord. No. 99-16; 9-21-2021 by Bill No. 2021-02]

Cluster and Single-Family Attached Residential Development on Public Water or Sewer

Dwelling Units	Facilities
0 to 50	Tot lot or picnic shelter with tables or a gazebo
50 to 100	Additional tot-lot, adult outdoor recreation (bocce courts, pickle ball courts, putting greens, etc.), community garden, or community dog park
100 to 250	Fitness trail (with fitness stations), paved bicycle trail (subject to American Association of State Highway and Transportation Officials (AASHTO) requirements), or multipurpose fields
250 to 500	Tennis courts, basketball courts or volleyball courts
500+	Any one of the following: swimming pool; soccer field; football field; softball field; or boat ramp

NOTES:

1. The recreational facilities identified are to serve as a guide and may be combined or substituted, provided that the facilities proposed are commensurate with the scale of the development.
2. Recreational facility requirements are cumulative in that the larger-scale development must include facilities equivalent to the smaller-scale development in addition to those listed for their class of development.