

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2023 Legislative Session

Bill 2023-10

ZONING TEXT AMENDMENT 22-170 WCD WATERSHED CONSERVATION DISTRICT

Introduced by Charles County Commissioners

For the purpose of amending certain provisions of the Charles County Zoning Ordinance to correct inconsistencies between the Table of Permissible Uses and the text of the Base Zone Regulations, to reduce the minimum lot size required in the Watershed Conservation District (WCD) while maintaining the density of one unit per twenty acres, to create flexibility for intrafamily transfers, and to eliminate conflicts between the Base Zone Regulation and the amended Comprehensive Plan.

Date introduced: 09 / 19 / 2023

Public Hearing: 11 / 14 / 2023 Virtual and In-Person @ 6:00 p.m.

Commissioners Action: 11 / 14 / 2023

Commissioner Votes: RBC: Y, GB: Y, TC: Y, AS: N, RP: Y

Pass/Fail: Pass

Effective Date: 12 / 29 / 2023

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.

1 COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

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4 2023 Legislative Session

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6 Bill No. 2023-10 (ZTA #22-170)

7 Chapter. No. 278

8 Introduced by Board of County Commissioners

9 Date of Introduction September 19, 2023

10
11 **BILL**

12 AN ACT concerning

13 WCD WATERSHED CONSERVATION DISTRICT

14
15 FOR the purpose of

16 *Amending certain provisions of the Charles County Zoning Ordinance to correct*
17 *inconsistencies between the Table of Permissible Uses and the text of the Base Zone*
18 *Regulations, to reduce the minimum lot size required in the Watershed Conservation District*
19 *(WCD) while maintaining the density of one unit per twenty acres, to create flexibility for*
20 *intrafamily transfers, and to eliminate conflicts between the Base Zone Regulation and the*
21 *amended Comprehensive Plan.*

22
23 BY Amending:

24 Chapter 297 – ZONING ORDINANCE

25 Article VI, § 98 – WCD Watershed Conservation District

26 *Code of Charles County, Maryland*

27
28 Chapter 297 – ZONING ORDINANCE

29 Article XIII, § 212 – Uses Corresponding with Table of Permissible Uses

30 *Code of Charles County, Maryland*

31
32 Chapter 297 – ZONING ORDINANCE

33 Figure IV-1, Table of Permissible Uses

34 *Code of Charles County, Maryland*

35
36 Chapter 297 – ZONING ORDINANCE

37 Figure VI-10, Schedule of Zone Regulations: Watershed Conservation District Zone

38 *Code of Charles County, Maryland*

1 **SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF**
2 **CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland**
3 **read as follows:**

4
5 **Article VI, § 297-98. WCD Watershed Conservation District. [Added 6-6-2017**
6 **by Bill No. 2017-03]**

7 D. Zoning Map boundary and criteria. The Watershed Conservation District
8 (WCD) Zoning Map is based on the Watershed Conservation District Land Use
9 Map. The Land Use Map is a generalized conceptual map, and the Zoning Map
10 is more site- specific. For small developed parcels on the edge of the district,
11 the property line was used as the WCD boundary. Some other parcels have split
12 or multiple zones. For those properties where the boundary was set as the Stream
13 Valley's top of slope, boundary modifications related to the exact location of the
14 top of slope can be considered by the Planning and Growth Management staff
15 upon approval by the Zoning Officer based on site-verified conditions and data.

16 (1) Properties with multiple zoning districts. When properties contain more
17 than one zoning district and a proposed project falls within the WCD
18 Zoning District, the following rules will apply.

19 (a) The WCD shall be consistent with § 297-22 of the Zoning Ordinance
20 and subject to all the regulations applicable to the zone in which it
21 is located in accordance with those provisions;

22 (b) The density calculation of the WCD area is to be based on one unit
23 per 20 acres;

24 (c) The area with WCD zoning can only include permitted uses allowed by
25 the Table of Permissible Uses for that zone;²

26 (d) WCD areas can include open space, forest conservation, public uses,
27 stormwater management and access to support the entire project, provided
28 it meets the impervious surface and other development requirements for
29 the WCD area;

30 (e) WCD areas can be used for residue and reserved as open space for future
31 development, provided the future development complies with the WCD
32 regulations.

33 (2) [Except as specified below in this subsection, c]Commercial, INDUSTRIAL,
34 and business park zoning areas shall not be included in the WCD boundary
35 area and shall be allowed to retain their commercial-related zoning.[:]

36 [(a) The County-owned Indian Head Science and Technology Site shall
37 remain in the WCD boundary area;

38 (b) The commercial and mixed use commercial areas in the Bryans Road area
39 shall remain in the WCD boundary in order to plan its future as a village

- 1 and not a growth area;
2 (c) The commercial and industrial lands around the airport shall remain in
3 the WCD boundary.]
4

5 *****

6 I. Intrafamily transfers of property within the Watershed Conservation District (WCD)
7 is to recognize the family legacy associated with the land and to allow for the limited
8 transfer of land from the property owner to an immediate family member as sale or
9 gift for their use in this zoning district that otherwise would not be permitted due to
10 density restrictions.

11 (1) "Immediate family" is defined as mother, father, son, daughter, grandfather,
12 grandmother, grandson, granddaughter, stepparents, stepchildren, and legal
13 wards and guardians.

14 (2) Total number of parcels or lots. Intrafamily transfers will be permitted on parcels
15 of land in the Watershed Conservation District (WCD) Zoning District where a
16 portion of such parcel in the WCD is at least 10 acres and not more than 60 acres
17 in size.

18 (3) A notation shall be placed on the final subdivision plat denoting the lot(s) and
19 residue that are created under these provisions of the Code.

20 (4) Subdivision of land within the WCD under the bona fide intrafamily transfer
21 provisions contained herein shall be subject to the following limitations:

22 (a) Parcels of 10 acres to 60 acres cannot be subdivided into more than three
23 lots (two intrafamily lots and one existing or primary lot);

24 (b) Minimum parcel size for intrafamily lots is one acre;

25 (c) [In order to qualify for an intrafamily transfer, the existing property
26 owner must have owned the land at the time of adoption of this
27 section, and for a period of at least 10 years;

28 (d)]Lots created pursuant to these provisions shall not be created for
29 the purpose of ultimate commercial sale. A lot created pursuant to
30 these provisions may not be subsequently conveyed to any person
31 except as provided herein:

32 [1] Where the conveyance is to a member of the owner's
33 immediate family; or

34 [2] Where the conveyance of the lot is part of a default on a
35 mortgage or deed of trust.

36 (5) Any lot created under this subsection may not be transferred or sold to a
37 third party who is not a member of the owner's immediate family or
38 holder of a mortgage or deed of trust on the property unless and until the
39 Planning Commission has determined the following conditions apply:

- 1 (a) A change in circumstances has occurred since the original transfer,
2 which would warrant permitting a subsequent transfer, when such
3 circumstances are consistent with the warrants and exceptions
4 contained herein;
- 5 (b) A change in circumstances may include situations where the
6 intrafamily transfer recipient has not resided in the County for the
7 past five consecutive years and signs an affidavit verifying their
8 intent not to reside in Charles County or demonstrates significant
9 financial hardship; or
- 10 (c) Other circumstances necessary to maintain land area to support
11 protective uses of agriculture, forestry, open space and natural
12 habitats in the Watershed Conservation District warrant an
13 exception.
- 14 (6) Deeds of transfer shall include a covenant stating that the lot is subject to
15 the provisions of this subsection and be approved for legal sufficiency by
16 the County Attorney's Office prior to recordation of the intrafamily lot(s).
17 These covenants shall restrict the subsequent transfer or sale of the lot or
18 lots created pursuant to the intrafamily transfer provisions contained
19 herein to a third party who is not a member of the owner's immediate
20 family or a holder of a mortgage or deed of trust on the property except
21 as otherwise provided herein.
- 22 (7) Once the intrafamily transfer has occurred, additional transfers for
23 subsequent generations of the original owner cannot qualify for further
24 intrafamily transfers.
- 25 (8) All other subdivisions regulations shall apply to intrafamily transfers
26 except for the density provisions of the Zoning Ordinance as allowed and
27 stated herein.

28
29 **Article XIII, § 297-212. Uses corresponding with Table of Permissible Uses.¹**

30 The following uses are listed according to the numbering system on the **Table of**
31 **Permissible Uses** and establish the specific minimum requirements for uses permitted
32 with conditions or special exception uses:
33

34 *****

35 (12) **1.05.200 Commercial greenhouse operation with on-premises sales**
36 **permitted.** This use is permitted by special exception in the WCD, RC, and
37 RR Zones, together with buildings incidental thereto, subject to the following:

38 A. Such use will not cause a negative impact because of traffic, noise or

1 other factors.

2 B. Such use will not include the sale or storage of general hardware or
3 power equipment.

4 C. The use is located on a tract of land containing greater than two acres.

5 D. The use will be set back more than 50 feet from the nearest property line.

6 E. Greenhouses shall have a minimum setback of twice the height of the building.

7 F. Storage of all materials which produce odors or attract pests shall be
8 effectively covered.

9 *****

10 (13) **1.06.000 Kennel, commercial.** This use is permitted by special exception in
11 the RC and RL Zones and is permitted with conditions in the AC, CN, CC,
12 CV, MX, WCD, and TOD Zones, subject to the following: [**Amended 10-25-**
13 **1999 by Ord. No. 99-92; 6-19-2012 by Bill No. 2012-08]**

14 A. The minimum area shall be five acres if dogs are left out, two acres if
15 placed in a soundproof building. Boarding areas will be in an enclosed
16 area in a soundproof building.

17 B. Boarding and exercise/run areas shall not be located within 200 feet of a
18 residential structure; in the RC and RL Zones the distance required is 300
19 feet.

20 C. In the RC and RL Zone, the Board of Appeals will establish appropriate hours
21 of operation for this use.

22 D. The facility will conform to the Animal Regulations of Charles County for
23 commercial animal establishments.³

24 E. Solid waste shall be collected, stored and disposed of in accordance with
25 applicable rules and regulations of the Charles County Health Department.

26 F. The facility shall have drainage and plumbing adequate for daily cleaning and
27 sanitation purposes.

28 G. In the RC and RL Zones, a Buffer Yard C shall be provided along the property
29 line.

30 H. Dog runs and/or exercise areas shall be enclosed by eight-foot-tall solid
31 fencing.

- I. In the RC and RL Zones, pens and enclosures where dogs are kept shall have a minimum area of 50 square feet per dog boarded within the facility.
- J. Dogs shall not be allowed outside between the hours of 7:00 p.m. and 7:00 a.m.
- K. The facility shall at all times employ at least one employee per 30 dogs boarded within the facility to ensure proper care of animals and safety of staff.

(17) **2.02.200 Seafood processing and seafood operations with products raised on the premises.** This use is permitted with conditions in the HVG, HVE, AC, WCD, and RC Zones, subject to the following requirements: **[Amended 11-28-2017 by Bill No. 2017-07]**

- A. The use will be located a minimum of 100 feet from all property lines.
- B. Seventy-five percent of the products must be raised on site.
- C. The minimum area shall be 50 acres.

(23) **3.01.700 Single-family detached residential: primary residence with accessory apartment.** This use is permitted with conditions in the HVC, HVG, HVR, AC, RC, RR, RV, RL, RM, RH, RO, MX, TOD, WCD, CER, CMR and CRR Zones, subject to the following requirements: **[Amended 12-7-1993 by Ord. No. 93-100; 11-21-1994 by Ord. No. 94-100; 10-25-1999 by Ord. No. 99-92; 7-25-2005 by Bill No. 2005-01; 11-3-2009 by Bill No. 2009-12; 11-28-2017 by Bill No. 2017-07]**

- A. An accessory apartment may be located either in the principal dwelling unit or in an accessory building.
- B. Apartment size. The minimum floor area for an accessory apartment within a principal dwelling shall be 300 square feet, but in no case shall it exceed 50% of the gross floor area of the dwelling in which it is located. For accessory apartments located in accessory buildings, the minimum floor area shall also be 300 square feet, there shall be no more than two bedrooms in the apartment, and the apartment shall not occupy more than 50% of the accessory structure.

Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

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- C. There shall be no more than one accessory apartment permitted per existing single-family dwelling.

- D. Exterior appearance. If an accessory apartment is located in the principal dwelling building, the entry to such unit and its design shall, to the degree reasonably feasible, reflect the appearance of the single-family residential structure. No external entrance that faces a road or street shall be added to either the principal dwelling or an accessory building.

- E. Water and sewerage service. Prior to the issuance of a zoning permit for the establishment of an accessory apartment in or existing residential structure or the conversion of an existing accessory building to an accessory apartment use, approval of the proposed method of water supply and sewage disposal shall be obtained from the County Department of Health.

- F. Off-street parking. Off-street parking shall be provided in accordance with the standards and requirements of Article XX, Parking Facilities.

Figure IV-1, Table of Permissible Uses

Figure VI-10, Schedule of Zone Regulations: Watershed Conservation District Zone

Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

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4 **SECTION 2.** BE IT FURTHER ENACTED, that this act shall take effect forty-
5 five (45) calendar days after it becomes law.
6

7 ADOPTED this 14th day of November 2023.
8

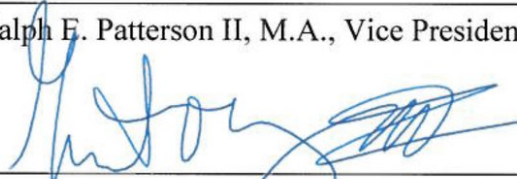
9 **COUNTY COMMISSIONERS**
10 **CHARLES COUNTY, MARYLAND**

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14 Reuben B. Collins, Esq., President

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18 Ralph E. Patterson II, M.A., Vice President

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22 Gilbert O. Bowling, III

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26 Thomasina O. Coates, M.S.

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30 Amanda M. Stewart, M.Ed.

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32 ATTEST:

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36 Carol A. DeSoto, CAP, OM, Clerk

Astericks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law
[Brackets] indicate language deleted from existing law

ZONING REGULATIONS

297 Attachment 1

Charles County

Figure IV-1
Table of Permissible Uses

[Amended 8-2-1993 by Ord. No. 93-82; 12-7-1993 by Ord. No. 93-100; 12-7-1993 by Ord. No. 93-101; 12-7-1993 by Ord. No. 94-4; 9-12-1994 by Ord. No. 94-83; 11-21-1994 by Ord. No. 94-100; 10-31-1995 by Ord. No. 95-96; 11-7-1995 by Ord. No. 95-97; 2-13-1996 by Ord. No. 96-7; 9-10-1996 by Ord. No. 96-88; 5-5-1997 by Ord. No. 97-44; 7-8-1997 by Ord. No. 97-83; 3-1-1999 by Ord. No. 99-16; 3-30-1999 by Ord. No. 99-32; 3-30-1999 by Ord. No. 99-33; 10-25-2000 by Ord. No. 99-92; 2-22-2000 by Ord. No. 00-10; 5-2-2000 by Ord. No. 00-37; 8-21-2000 by Ord. No. 00-64; 10-23-2000 by Ord. No. 00-84; 12-11-2000 by Ord. No. 00-93; 10-23-2001 by Ord. No. 01-87; 5-21-2002 by Ord. No. 02-58; 9-23-2002 by Ord. No. 02-80; 3-21-2008 by Bill No. 2008-03; 7-25-2005 by Bill No. 2005-01; 8-9-2005 by Bill No. 2005-13; 1-10-2006 by Bill No. 2005-11; 3-14-2007 by Bill No. 2007-05; 5-7-2008 by Bill No. 2008-02; 9-3-2008 by Bill No. 2008-11; 10-22-2008 by Bill No. 2008-12; 10-22-2008 by Bill No. 2008-21; 4-13-2010 by Bill No. 2010-02; 4-13-2010 by Bill No. 2010-05; 4-13-2010 by Bill No. 2010-06; 3-30-2011 by Bill No. 2011-02; 6-19-2012 by Bill No. 2012-08; 5-6-2014 by Bill No. 2014-02; 3-15-2016 by Bill No. 2016-01; 9-20-2016 by Bill No. 2016-06; 6-13-2017 by Bill No. 2017-01; 6-6-2017 by Bill No. 2017-03; 9-11-2018 by Bill No. 2018-04; 10-2-2018 by Bill No. 2018-05; 10-2-2018 by Bill No. 2018-06; 7-9-2019 by Bill No. 2019-01; 6-16-2020 by Bill No. 2020-04; 4-13-2021 by Bill No. 2021-01; 10-5-2021 by Bill No. 2021-04; 9-29-2021 by Bill No. 2021-06; 9-23-2021 by Bill No. 2021-08; 11-17-2021 by Bill No. 2021-10]

KEY:

P = Permitted

PC = Permitted with Conditions

SE = Special Exception

Blank = Not Permitted

* = See § 297-91D, Commercial

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | | | | |
|---|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|----|-----|------------------------------------|--|-----|-----|-----|-----|
| | AC | RC | WCD | RR | RV | RE | RM | RH | RO | CN | CC | CB | CV | BP | IG | IH | PRD | PEP | MX | PMH | | | TOD | CER | CRR | CMR |
| 1.00.000 AGRICULTURE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01.000 Agricultural operations | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01.100 Agricultural operations as defined in § 297-49, excluding livestock, farm alcohol production, forestry operations, equiculture operations, agritourism, and ecotourism | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | P | P | P | | P | | | | | | |
| 1.01.200 Livestock on a parcel greater than five acres | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | | PC | PC | | PC | | PC | | | | | | |
| 1.01.300 Keeping of livestock on less than or equal to five acres | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01.310 Horses, livestock maintained as pets, and 4-H or school projects | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | | PC | PC | PC | PC | | PC | | | | | | |
| 1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale | SE | | SE | SE | | | | | | | | | | | | | | | | | | | | | | |
| 1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located | | | | | | | | | | | | | | | | | | | | | | | | | | |

CHARLES COUNTY CODE

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | | |
|---|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|----|-----|-----|-----|------------------------------------|--|-----|-----|
| | AC | RC | WCD | RR | RV | RL | RM | RH | RO | CN | CC | CB | CV | BP | IG | IH | PRD | PEP | MN | PMH | TOD | CER | | | CRR | CMR |
| 1.01.410 Grain dryers and related structures | P | | | | | | | | | | | | P | | | | | | | | | | | | | |
| 1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building | P | | | | | | | | | | | | P | | | | | | | | | | | | | |
| 1.01.430 Commercial assembly and repair of all equipment normally used in agriculture | P | | | | | | | | | | | | P | | | | | | | | | | | | | |
| 1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances, and statutes | P | | | | | | | | | | | | P | | | | | | | | | | | | | |
| 1.01.450 Poultry houses, hog operations with six or more hogs | PC | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01.460 Slaughterhouses | SE | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01.470 Processing and selling products raised on-site | P | P | P | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01.500 Commercial stables | P | P | P | SE | | SE | SE | | | P | P | | SE | | | | | SE | | SE | | | | | | |
| 1.01.600 Farrier services | P | P | P | | | | | | | P | P | P | P | | | | | | | | | | | | | |
| 1.01.700 Use of heavy cultivating machinery, spray planes, or irrigating machinery | P | P | P | P | | PC | PC | | | | | | | | | | | | | | | | | | | |
| 1.02.000 Forestry operations | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | | | | | |
| 1.03.000 Open-air markets and horticultural sales | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.03.100 Open-air markets | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.03.110 Farm and craft markets, flea markets | | | P | | | | | | | P | P | P | P | | | | | | | P | | P | | P | | P |
| 1.03.120 Open-air product markets | PC | PC | PC | PC | | | | | | P | P | P | P | | | | | | | P | | P | | P | | P |
| 1.03.200 Horticultural sales with outdoor display | SE | SE | SE | | | | | | | | P | P | P | | | | | | | P | | P | | | | |
| 1.03.300 Livestock markets | SE | SE | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.04.000 Hunting and fishing cabins | PC | | PC | | | | | | | | | | | | | | | | | | | | | | | |
| 1.05.000 Commercial greenhouse operation | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.05.100 No on-premises sale | P | P | P | P | | | | | | P | P | | P | | P | P | | | | | | | | | | |

ZONING REGULATIONS

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | | |
|--|-------|----|-----|----|----|----|-----|-----|----|----|-----|----|----|----|----|----|-----|-----|----|-----|-----|-----|------------------------------------|--|-----|-----|
| | AC | RC | WCD | RR | RV | RL | RAI | RII | RO | CN | CC | CB | CV | BP | IG | II | PRD | PEP | MX | PMH | TOD | CER | | | CRR | CMR |
| 1.05.200 On-premises sales permitted | P | SE | SE | SE | | | | | | | P | PC | PC | P | PC | PC | | PC | | | | | | | | |
| 1.05.300 Medical cannabis dispensary | | | | | | | | | | | | PC | PC | | PC | PC | | PC | | | | | | | | |
| 1.06.000 Kennel, commercial | PC | SE | ISE | PC | | SE | | | | PC | PC | | PC | | | | | PC | | PC | | | | | | |
| 1.07.000 Cat boarding facility | PC | PC | PC | PC | | PC | | | | | | | | | | | | | | | | | P | P | | |
| 1.08.000 Agritourism/ecotourism | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | | PC | PC | PC | PC | | PC | | | PC | PC | | |
| 2.00.000 MARINE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.01.000 Marina, including boat sales and repair and boat rental including sailboards and jet skis | | | | | | | | | | | | PC | PC | | | | | PC | PC | | | | | | | |
| 2.02.000 Aquacultural operations | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.02.100 Seafood processing and seafood operations with products raised or harvested off-site | | | | | | | | | | | | PC | P | | P | | | SE | PC | | | | | | | |
| 2.02.200 Seafood processing and seafood operations with products raised on the premises | PC | PC | PC | | | | | | | | | | | | | | | | | | | | | | | |
| 2.02.300 Shellfish operations | PC | PC | PC | | | | | | | | | | | | | | | | | | | | | | | |
| 2.03.000 Marine terminal | | | | | | | | | | | | | SE | | P | P | | P | SE | | | | | | | |
| 2.04.000 Commercial fishing | P | P | P | | P | | | | | | | | | | | | | | | | | | | | | |
| 3.00.000 RESIDENTIAL | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.01.000 Single-family detached | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.01.100 Single-family detached | P | P | P | P | P | P | P | P | P | P | | | P | | PC | | P | | P | P | | PC | PC | PC | | |
| 3.01.200 Lot line | | | | | | | | | | | | | | | | | | PC | | PC | | PC | | PC | | |
| 3.01.300 Patio/court/atrium | | | P | | | | | | | | | | | | | | | PC | | PC | | PC | | PC | | |
| 3.01.400 Class A manufactured home | P | P | P | P | P | P | P | P | | | | | | | | | | | | P | | | | | | |
| 3.01.500 Class B manufactured home | P | P | SE | SE | | SE | | | | | | | | | | | | | | P | | | | | | |
| 3.01.600 Tenant house | PC | PC | PC | PC | | PC | | | | | | | | | | | | | | | | | | | | |
| 3.01.700 Primary residence with accessory apartment | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | [P] | | | | | | | | PC | | PC | PC | PC | PC | | |
| 3.01.800 Single-room occupancy units | | | | | | | | P | P | P | P | P | P | | | | | P | P | | P | P | P | P | | |
| 3.02.000 Single-family attached | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.02.100 Duplex | | | | | P | | | PC | PC | | | | | | | | | PC | PC | | PC | PC | PC | PC | | |
| 3.02.200 Townhouse | | | | | | | | PC | PC | | | | | | | | | PC | PC | PC | PC | PC | PC | PC | PC | PC |
| 3.02.300 Multiplex | | | | | | | | PC | PC | | | | | | | | | PC | PC | | PC | PC | PC | PC | PC | PC |

CHARLES COUNTY CODE

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | | | | | | | |
|--|-------|----|---------|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|------------------------------------|--|-----|-----|-----|-----|----|----|--|
| | AC | RC | WCD | RR | RV | RL | RM | RH | RO | CN | CC | CB | CV | BP | IG | TH | PRD | PEP | MIX | PMH | | | TOD | CER | CRR | CMR | | | |
| 3.03.000 Multifamily | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.03.100 Garden apartment | | | | | | | | PC | PC | | | | | | | | | | PC | PC | | P | PC | PC | | | PC | PC | |
| 3.03.200 Midrise | | | | | | | | PC | PC | | | | | | | | | | PC | PC | | P | | | | | PC | PC | |
| 3.03.300 High-rise | | | | | | | | | | | | | | | | | | | SE | SE | | SE | | | | | | PC | |
| 3.03.400 Commercial apartment | | | | | | | | | | P | P | P | P | P | | | | | P | | | P | P | | | | PC | PC | |
| 3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.04.100 Group homes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.04.110 Not more than eight people | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | | | | | | | | | PC | PC | PC | PC | PC | PC | PC | PC | PC | |
| 3.04.120 With between nine and 16 people | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | | | P | | | | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | |
| 3.04.200 Day care | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.04.210 Day-care home (having fewer than nine care recipients) | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | P | P | P | P | P | P | P | P | P | P | |
| 3.04.220 Day-care center, day nursery (between nine and 30 care recipients) | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | P | PC | SE | | | P | P | P | SE | P | P | P | SE | P | P | |
| 3.04.300 Halfway house | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | | | | | | | | | SE | SE | SE | SE | | | SE | SE | SE | SE | |
| 3.04.400 Elderly care homes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.04.410 Elderly care homes (1-5 people) | P | P | P | P | P | P | P | P | P | P | | | | | | | | | P | P | P | P | P | P | P | P | P | P | |
| 3.04.420 Elderly care homes (6-16 people) | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | | | | | | | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | |
| 3.04.500 Retirement housing complex | | | | | | | | | | SE | SE | | | SE | SE | | | | P | | P | P | P | P | P | P | P | P | |
| 3.05.000 Miscellaneous rooms-for-rent situations | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.05.100 Rooming houses, boardinghouses rented by the month | PC | PC | (PC) SE | PC | PC | SE | SE | SE | SE | PC | PC | PC | PC | PC | | | | | SE | SE | | SE | | PC | PC | PC | PC | PC | |
| 3.05.200 Bed-and-breakfast, tourist homes (including new structures) | PC | PC | PC | PC | PC | SE | SE | SE | SE | PC | PC | PC | PC | PC | | | | | SE | PC | | PC | | P | SE | PC | PC | PC | |
| 3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations | SE | SE | | | | | | | | | | P | P | P | PC | | | | P | P | | P | P | P | | P | P | P | |
| 3.05.400 Country inn | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | PC | PC | PC | | | | | SE | SE | | SE | | P | | | | | |
| 3.06.000 Shelters, permanent | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | | | | | P | | | | | | | | | | |
| 3.07.000 Migrant workers housing | PC | PC | PC | | | | | | | | | | | | | | | | | | | | | | | | | | |

ZONING REGULATIONS

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | |
|--|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|----|-----|-----|-----|-----|---------------------------|--------------------------------|-----|
| | AC | RC | WCD | RR | RV | RL | RM | RI | RO | CN | CC | CB | CV | BP | IG | III | PRD | PEP | MX | PMH | TOD | CER | CRR | | | CMR |
| 4.00,000 INSTITUTIONAL/UTILITIES/RECREATION | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.01,000 Educational, cultural, religious, philanthropic, social, and fraternal uses | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.01.100 Schools | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.01.110 Private elementary and secondary (including preschool, kindergarten, associated grounds, athletic, and other facilities) | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | P | P | P | P | P | SE | SE | SE | P | |
| 4.01.120 Trade or vocational schools | | | | | | | | | P | | P | P | P | P | P | P | P | P | SE | | SE | P | | | P | P |
| 4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.) | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | | SE | | | SE | P | P | | P | | | | P | P |
| 4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | SE | P | P | P | P | P | P | P | P | P | P | P |
| 4.01.210 Churches, synagogues, and temples without cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.01.300 Private libraries, museums, art centers, and similar uses (including associated educational and instructional activities) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.01.310 Located within a building designed and previously occupied as a residence or institutional use | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | P | | P | P | P | P | P | P | P | P | P | P | P |
| 4.01.320 Located within any other structure | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | PC | P | P | P | P | P | P | P | P | P | P | P |
| 4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls, and similar uses | SE | SE | SE | | SE | | | | | P | SE | P | P | P | SE | P | P | P | P | P | | P | | | P | P |
| 4.02,000 Recreation, amusement, and entertainment | | | | | | | | | | | | | | | | | | | | | | | | | | |

CHARLES COUNTY CODE

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | | | | | | |
|---|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|----|-----|------------------------------------|--|-----|-----|-----|-----|---|---|
| | AC | RC | WCD | RR | RV | RL | RM | RH | RO | CN | CC | CB | CV | BP | IG | III | PRD | PEP | MX | PMU | | | TOD | CER | CRR | CMR | | |
| 4.02.100 Activity conducted entirely within building or substantial structure | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls; indoor athletic | | | | | | | | | | | SE | P | P | P | PC | PC | | | P | P | | P | P | PC | | P | P | |
| 4.02.120 Movie theaters, theaters, coliseums, and stadiums | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.02.121 Seating capacity of not more than 300 | | | | | | | | | | | P | P | P | P | | | | | P | P | P | | | | | P | P | |
| 4.02.122 Seating capacity up to 1,000 | | | | | | | | | | | | P | P | | | | | | P | P | | P | P | P | | | P | P |
| 4.02.123 Coliseums and stadiums with seating capacity more than 1,000 | | | | | | | | | | | SE | | | | | | | | P | P | | P | | | | | | |
| 4.02.130 Indoor rifle and pistol ranges | | | | | | | | | | | SE | SE | SE | SE | | | | | SE | | | | | | | | | |
| 4.02.140 Off-track betting facilities | | | | | | | | | | | SE | SE | | | | SE | | | SE | SE | | SE | | | | P | P | |
| 4.02.200 Activity conducted primarily outside enclosed buildings or structures | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development | SE | SE | | SE | SE | SE | SE | SE | | P | P | | P | * | | | | P | P | P | P | P | | | P | | | |
| 4.02.220 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, approved as part of a residential development, kayak, sailboard, bicycle sales and rentals | P | P | P | P | P | P | P | P | P | | | | | | | | | | P | | P | P | P | P | P | P | P | P |
| 4.02.230 Recreation vehicle parks | SE | SE | | | | | | | | PC | | PC | | | | | | | | | | | | | | | | |
| 4.02.240 Campgrounds and camps | SE | SE | SE | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.02.250 Automobile and motorcycle racing tracks | SE | SE | | | | | | | | | | | | | | SE | SE | | | | | | | | | | | |
| 4.02.260 Drive-in movie theaters, open-air theaters, and amphitheaters | SE | SE | | | | | | | | | | | SE | | | | | | | | | | | | | | | |

ZONING REGULATIONS

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | | | | | | |
|---|-------|----|-----|----|----|----|-----|----|----|----|----|----|----|----|----|-----|-----|-----|----|------|------------------------------------|--|-----|-----|-----|-----|---|----|
| | AC | RC | WCD | RR | RV | RL | RAI | RH | RO | CN | CC | CB | CV | BP | IG | III | PRD | PEP | MX | PMII | | | TOD | CER | CRR | CMR | | |
| 4.02.270 Amusement and theme parks | SE | SE | | SE | | | | | | | | | | | | | | | SE | | | | | | | | | |
| 4.02.280 Golf driving ranges not accessory to golf courses, par three golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses | SE | SE | SE | SE | | | | | | P | P | | P | | | | | P | P | | | | | | | | | |
| 4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons | SE | SE | SE | SE | | | | | | SE | SE | | SE | | | | SE | SR | | | | | | | | | | |
| 4.03.000 Institutional residence or care or confinement facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.03.100 Hospitals and other inpatient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area | SE | SE | | | | | | | | | PC | PC | PC | PC | PC | | | PC | PC | | PC | PC | | | | P | P | |
| 4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions | SE | SE | | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | SE | | | P | P | | P | P | | | | P | P | |
| 4.04.000 Emergency services | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.04.100 Fire stations | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 4.04.200 Rescue squads, ambulance services | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 4.05.000 Miscellaneous public and semi-public facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.05.100 Post office | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.05.110 Local | SE | SE | SE | | SE | | | | | P | P | P | P | P | P | | | P | P | | P | P | | | | P | P | |
| 4.05.120 Regional | | | | | | | | | | | P | | | P | P | | | P | P | | P | P | | | | | | |
| 4.05.200 Airport | | | | | | | | | | | | | | | | | PC | | | | | | | | | | | |
| 4.05.210 Private use | SE | SE | | SE | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.05.220 General aviation airport | | | | | | | | | | | | | | | | | PC | | | | | | | | | | | |
| 4.05.300 Helicopter facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.05.310 Heliports | SE | SE | | SE | | | | | | | | | | | | | PC | PC | | SE | SE | | SE | | | | | |
| 4.05.320 Helistops | SE | SE | | SE | SE | | | | | SE | SE | SE | SE | SE | SE | | PC | PC | | PC | PC | | SE | | | | | PC |
| 4.06.000 Public utilities (including towers and related structures) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.06.100 Neighborhood essential service | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |

CHARLES COUNTY CODE

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------|----|-----|----|----|----|----|-----|----|----|----|----|----|----|----|----|-----|-----|----|-----|-----|-----|-----|-----|---------------------------|--------------------------------|
| | AC | RC | WCD | RR | RV | RI | RM | RII | RO | CN | CC | CB | CV | BP | IG | II | PRD | PEP | MX | PMH | TOD | CER | CRR | CMR | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) |
| 4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower | SE | SE | SE | SE | | SE | SE | SE | SE | | SE | | | SE | P | P | | SE | SE | | SE | SE | | | SE | SE |
| 4.06.300 Towers more than 50 feet tall | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE |
| 4.06.400 Towers and antennas 50 feet tall or less | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 4.06.500 Wireless communication antennas | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC |
| 4.07.000 Satellite dishes and earth stations | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.07.100 Earth stations | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | PC | PC | SE | PC | SE | SE | SE | SE | SE | SE | | |
| 4.07.200 Satellite dishes | PC | PC | PC | PC | PC | PC | PC | PC | PC | P | P | P | PC | P | P | P | PC | P | PC | PC | PC | PC | PC | PC | PC | PC |
| 4.08.000 Cemeteries and crematoriums | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.08.100 Cemeteries | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.08.110 Family burial sites | PC | PC | PC | PC | PC | PC | PC | | PC | PC | PC | PC | PC | | | | | PC | PC | | | | | | | |
| 4.08.120 Other cemeteries | SE | SE | SE | SE | SE | SE | SE | SE | | | | | | | | | | SE | | | | | | | | |
| 4.08.200 Crematoriums | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | | P | | P | P | SE | P | | | | SE | | | | |
| 4.09.000 Transportation | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.09.100 Bus stations, train stations | | | | | | | | | P | P | P | P | P | P | P | P | | P | P | | P | P | P | P | P | P |
| 4.09.200 Park and ride facilities | P | | | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | P | P | P |
| 5.00.000 SERVICE-ORIENTED COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.01.000 All operations conducted entirely within fully enclosed building | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.01.100 Operations designed to attract and serve customers or clients on the premises | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.) | | | | | | | | | P | P | P | P | P | P | P | P | | P | P | | P | P | P | | P | P |
| 5.01.112 Personal services (see definition) | | | | | | | | | P | P | P | P | P | PC | | | | P | P | | P | PC | P | | P | P |
| 5.01.113 Dry cleaning/laundry and laundromats | | | | | | | | | P | P | P | P | P | PC | | | | P | P | | P | | | | P | P |
| 5.01.114 Banks and financial institutions | | | | | | | | | P | P | P | P | P | P | P | | | P | P | | P | P | P | | P | P |
| 5.01.115 Business services | | | | | | | | | P | P | P | P | P | PC | | | | P | P | | P | P | P | | P | P |

ZONING REGULATIONS

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | |
|--|-------|----|-----|----|----|----|-----|------|----|----|----|----|----|----|----|----|-----|-----|----|-----|-----|-----|---------------------------|--------------------------------|-----|
| | AC | RC | WCD | RR | RV | RI | RII | RIII | RO | CN | CC | CB | CV | BP | IG | IH | PRD | PEP | MX | FMI | TOD | CER | | | CRR |
| 5 01.116 Office or clinics of physicians, dentists, and chiropractors | | | | | | | | | P | P | P | P | P | | | | | P | P | | P | P | | P | P |
| 5.02.000 Operations conducted within and/or outside fully enclosed building | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 02.109 Construction services and supplies | | | | | | | | | | | P | | P | | P | | | P | P | | P | | | | |
| 5 02.200 Retail concrete mixing | | | | | | | | | | PC | PC | PC | | | P | P | | | | | PC | PC | | | |
| 5 02.300 Funeral homes | SE | SE | SE | SE | SE | | | | PC | PC | PC | PC | PC | | | | | PC | PC | | PC | PC | | PC | PC |
| 5 02.400 Veterinarians and veterinary hospitals | P | P | SE | SE | SE | SE | | | PC | PC | PC | PC | | | | | PC | PC | | PC | PC | | PC | PC | |
| 5 02.500 Nursery schools and day-care centers with more than 30 children | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | P | PC | SE | | SE | P | P | SE | P | P | P | SE | P |
| 6.00.000 COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.01.000 Commercial sales and rental of goods, merchandise and equipment | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 01.100 Retail sales | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 01.110 Building floor space <15,000 square feet/parcel | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 01.111 Shoppers merchandise stores (see definition) | | | | | | | | | | P | P | P | P | PC | | | | P | P | | P | P | P | | P |
| 6 01.112 Specialty shops (see definition) | | | | | | | | | P | P | P | P | P | | | | | | P | | P | P | P | | P |
| 6 01.113 Antique shops, art galleries less than 15,000 square feet | SE | SE | SE | | SE | | | | P | P | P | P | P | | | | | P | P | | P | P | P | | P |
| 6 01.120 Building floor area >15,000 square feet | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 01.121 Shoppers merchandise stores (see definition) | | | | | | | | | | | P | P | SE | | | | | P | P | | P | | | | P |
| 6 01.122 Specialty shops (see definition) | | | | | | | | | | | P | P | SE | | | | | P | P | | P | | | | P |
| 6 01.123 Antique shops, art galleries | SE | SE | | | | | | | | | P | P | SE | | | | | P | P | | P | | | | P |
| 6 01.130 General merchandise (see definition) | | | | | | | | | | | P | | SE | PC | | | | P | P | | P | | | | |
| 6 01.140 Convenience stores | | | | | | | | | | SE | P | P | SE | PC | | | | P | P | | P | SE | SE | SE | P |

CHARLES COUNTY CODE

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Active Urban Center Zone (AUC) | |
|--|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|----|-----|-----|-----|-----|-----|---------------------------|--------------------------------|----|
| | AC | RC | WCD | RR | RV | RL | RM | RH | RO | CN | CC | CB | CV | BP | IG | HI | PRD | PEP | MX | PMH | TOD | CER | CRR | CMR | | | |
| 6.01 (50 Retail sales over 100,000 square feet (see definition) | | | | | | | | | | | | SE | SE | | | | | | SE | | | | | | | | |
| 6.01.200 Wholesale sales (see definition) | | | | | | | | | | | | P | | P | P | P | P | | P | P | | | | | | | |
| 6.02.000 Restaurants | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.02.100 Restaurant, standard, fast-food, bars, nightclubs, dinner theaters | | | | | | | | | | PC | SE | PC | PC | PC | PC | PC | | | PC | PC | | PC | PC | PC | | PC | PC |
| 6.02.200 Restaurant, fast food carry-out and delivery | | | | | | | | | | SE | P | P | SE | PC | P | | | | P | P | | P | P | P | | P | P |
| 6.02.300 Restaurant, fast-food drive-in, and drive-through and mobile food service facilities | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.02.310 With direct highway access to a public road | | | | | | | | | | | SE | SE | SE | | | | | | SE | SE | | SE | | | | | |
| 6.02.320 Part of a business park or shopping center with no direct access to a public road | | | | | | | | | | | P | P | P | PC | | | | | P | P | | P | P | P | | | |
| 6.02.330 Mobile food service facilities | | | PC | | | | | | | | PC | PC | PC | PC | PC | PC | | | PC | PC | | PC | PC | PC | | PC | PC |
| 6.03.000 Motor vehicle-related and service operations | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.03.100 Motor vehicle sales or rental, mobile home sales | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.03.110 Motor vehicle sale or rental in the CB Zone on > 3 acres | | | | | | | | | | | | SE | | | | | | | | | | | | | | | |
| 6.03.120 All other motor vehicle sale or rental, mobile home sales | | | | | | | | | | | PC | PC | PC | | | | | | PC | PC | | SE | | | | | |
| 6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers | | | | | | | | | | PC | PC | | PC | | PC | | | | PC | PC | | | | | | | |
| 6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.03.310 Motor vehicle repair and maintenance | | | | | | | | | | PC | PC | PC | PC | | PC | | | | PC | PC | | | | | P | P | |
| 6.03.311 For more than two buses: bus dispatching, storage, including parts, maintenance, washing and service facility | SE | | | | | | | | | | | | | | | | | | | | | | | | | | |

ZONING REGULATIONS

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | | | Walderf Central Zone (WC) | Action Urban Center Zone (AUC) | | | |
|--|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|----|-----|-----|-----|------------------------------------|--|-----|-----|--|
| | AC | RC | WCD | RR | RV | RL | RM | RH | RO | CN | CC | CB | CV | BP | IG | IH | PRD | PEP | MX | PMH | TOD | CER | | | CRR | CMR | |
| 6.03.320 Motor vehicle fuel sales | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.03.321 Associated with commercial uses > 3,500 square feet | | | | | | | | | | SE | SE | SE | PC | PC | SE | | | SE | SE | | | | | | | | |
| 6.03.322 All other | | | | | | | | | | SE | PC | PC | PC | PC | PC | | | PC | PC | | | | | | | | |
| 6.03.330 Car wash | | | | | | | | | | PC | PC | PC | PC | PC | PC | | | PC | PC | | | | | | | | |
| 6.03.400 Motor vehicle painting and body work | | | | | | | | | | | PC | | PC | | PC | | | PC | PC | | | | | | | | |
| 6.03.500 Automotive parks | | | | | | | | | | | PC | | | | PC | | | PC | PC | | | | | | | | |
| 6.03.000 Medical cannabis | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.04.100 Processing operation | PC | | | | | | | | | | PC | PC | | PC | PC | PC | | PC | | | | | | | | | |
| 6.04.200 Dispensary operation | | | | | | | | | | | PC | PC | | PC | PC | PC | | PC | | | | | | | | | |
| 7.00.000 INDUSTRIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, and assembling of goods, merchandise, and equipment | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.01.100 All operations conducted entirely within fully enclosed building | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.01.110 Buildings < 10,000 square feet per parcel | | | | | | | | | | SE | P | | | SE | P | P | P | | P | P | | | P | | SE | SE | |
| 7.01.120 Buildings > 10,000 square feet per parcel | | | | | | | | | | | | | | SE | P | P | P | | P | SE | | | SE | | | SE | |
| 7.01.200 Operations conducted within or outside fully enclosed building | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops | SE | | | | | | | | | | | | | P | | P | P | | P | | | | | | | | |
| 7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils | | | | | | | | | | | | | | | | P | P | | P | | | | | | | | |
| 7.01.230 Saw mills | P | P | P | | | | | | | | | | P | | P | P | | | | | | | | | | | |
| 7.01.240 Alcoholic beverage manufacturing | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Farm alcohol production facility | PC | PC | PC | | | | | | | | | | | | | | | | | | | | | | | | |

CHARLES COUNTY CODE

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | | | | | |
|---|-------|----|-----|----|----|----|-----|-----|----|----|----|----|----|----|----|----|-----|-----|----|-----|------------------------------------|--|-----|-----|-----|-----|----|
| | AC | RC | WCD | RR | RY | RL | RAI | RII | RO | CN | CC | CB | CV | BP | IG | HI | PRD | PEP | MX | PMH | | | TOD | CER | CRR | CMR | |
| Alcohol production facility (Note: also see use 6.02.100 for zones where this use is permitted as an accessory use to use 6.02.100) | | | | | | | | | | | | P | P | PC | P | P | P | | P | P | | P | P | | | P | P |
| 7.01.260 Fertilizer mixing plants | SE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.01.270 Brick or block manufacturing | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening | SE | SE | | | | | | | | | | | | | | SE | PC | | | | | | | | | | |
| 7.01.290 Wood/stump grinding | PC | PC | | | | | | | | | | | | | PC | PC | | | | | | | | | | | |
| 7.02.060 Storage and parking | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.02.160 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related | | | | | | | | | | | | P | P | SE | P | P | P | | P | P | | P | P | P | | | |
| 7.02.110 Automobile parking garage | | | | | | | | | | | | | | | | | | | | | | | | | | PC | PC |
| 7.02.120 Automobile parking lot | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.02.210 All storage within completely enclosed structures | | | | | | | | | | | | P | | P | PC | P | P | | P | PC | | PC | | | | | |
| 7.02.220 Warehouse storage | | | | | | | | | | | | | | | P | P | | | P | P | | | | | | | |
| 7.02.230 Mini-warehouses | | | | | | | | | | | | SE | SE | SE | SE | PC | PC | | SE | | | | | | | | |
| 7.02.240 Storage of petroleum products | | | | | | | | | | | | | | | | SE | SE | | | | | | | | | | |
| 7.02.250 Consolidated storage | | | | | | | | | | | | | | SE | | | | | | | | | | | SE | | |
| 7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot, and (ii) parking or storage occupies more than 75% of the developed area (contractor's yard) | | | | | | | | | | | | SE | | SE | SE | P | P | | P | SP | | | | | | | |
| 7.02.400 Parking of motor vehicles (trucks) | | | | | | | | | | | | | | | | | | | | | | | | | | | |

ZONING REGULATIONS

| Uses Description | Zones | | | | | | | | | | | | | | | | | | | | | | | Waldorf Central Zone (WC) | Action Urban Center Zone (AUC) | |
|--|-------|----|-----|----|----|----|----|-----|----|----|----|----|----|----|----|----|-----|-----|----|-----|-----|-----|-----|---------------------------|--------------------------------|-----|
| | AC | RC | WCD | RR | RV | RL | RM | RII | RO | CN | CC | CB | CV | BP | IG | IH | PRD | PEP | MX | PMH | TOD | CER | CRR | | | CMR |
| 7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight | PC | PC | PC | PC | SE | | | | | | | | | | P | P | | | | | | | | | | |
| 7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight | SE | SE | SE | SE | SE | | | | | | | | | | P | P | | | | | | | | | | |
| 7.03.060 Scrap materials, salvage yards, junkyards, and automobile graveyards | | | | | | | | | | | | | | | SE | SE | | | | | | | | | | |
| 7.03.100 Processing facility/transfer station (solid waste) | | | | | | | | | | | | | | | | SE | | | | | | | | | | |
| 7.04.000 Research facilities and laboratories | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.04.100 Without processing of materials | SE | SE | SE | | | | | | | | SE | | | P | P | P | | P | P | | P | P | | | P | |
| 7.04.200 With processing or manufacturing of materials | | | | | | | | | | | SE | | | P | P | P | | P | P | | SE | SE | | | SE | |
| 7.04.210 Energetics research and development | | | | | | | | | | | | | | | | | | PC | | | | | | | | |
| 7.05.000 Mineral extraction | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.05.100 Surface mining | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.05.110 of > 10 acres | SE | SE | SE | SE | | SE | SE | SE | | | SE | SE | | SE | SE | SE | | SE | | SE | | | | | | |
| 7.05.120 of < 10 acres | SE | SE | SE | SE | | SE | SE | SE | | | SE | SE | | SE | SE | SE | | SE | | SE | | | | | | |
| 7.05.200 Wells for oil, natural gas, or petroleum | SE | SE | | SE | | SE | SE | SE | | | SE | SE | | SE | SE | SE | | SE | | SE | | | | | | |
| 7.06.000 Hazardous Management Facility | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.07.100 Solar energy system, small | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC |
| 7.07.200 Solar energy system, large | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE |
| 7.07.300 Wind energy system, small | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC | PC |
| 7.07.400 Wind energy system, large | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE |
| 8.00.000 MIXED-USE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.01.000 Mixed-use building | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.02.000 Mixed-use building, residential | | | | | | | | | | | | | | | | | | | P | P | P | P | | P | P | |
| 9.00.000 FLEX SPACE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9.01.100 Flex space | | | | | | | | | | | | | | P | | | | | | | | | | | | |

CHARLES COUNTY CODE

NOTES:

- ¹ This use is permitted without conditions when located in flex space.
- ² This use is permitted with conditions when located in flex space.

ZONING REGULATIONS
 Figure VI-10
 Schedule of Zone Regulations: Watershed Conservation District Zone
 [Added 6-6-2017 by Bill No. 2017-03]

| 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 d.u. | Width (feet) | Depth (feet) | Frontage (feet) | Front | Side | Total | Rear | Feet | Stories | | | | | |
| WCD Zone | | | | | | | | | | | | | | | | |
| Agricultural 1.00.000[, Livestock 1.01.400, Forestry 1.02.000] | [10] 3 acres | | 150 | 200 | 120 | 75 | 40 | [115] 80 | 50 | 40 | | 10% | | | 8% | |
| Residential 3.00.000[, Group homes 3.04.100] | [20] 3 acres | | 200 | 200 | 200 | 50 | [50] 40 | [100] 80 | 50 | 40 | | 10% | | | 8% | |
| Commercial stables 1.01.500 | [5] 20 acres | | 350 | 350 | 300 | 100 | 100 | 200 | 100 | 40 | | 10% | | | 8% | |
| Camperounds 4.02.240 | 10 acres | | 350 | 350 | 350 | 100 | 100 | 200 | 100 | | | 10% | | | 8% | |
| Emergency Services 4.045.000 | 1 acre | | --- | --- | --- | --- | --- | --- | --- | --- | | 10% | | | n/a | |
| Residential lots less than [20] 3 acres created before [12-31-1974] 6-06-2017 | 20,000 square feet | | 50 | 50 | 50 | 30 | 8 | [46] 20 | 20 | 40 | | 10% | | | n/a | |
| Greenhouses and kennels 1.05.000 | 10 acres | | 150 | 200 | 120 | 75 | 40 | 115 | 50 | | | 10% | | | 8% | |
| All other permitted uses | [20] 3 acres | | [200] 150 | 200 | [200] 120 | [50] 75 | [50] 40 | [100] 80 | 50 | 40 | 3 | 10% | | | 8% | |