

# ZONING REGULATIONS

*297 Attachment 3*

## **Charles County**

### **Figure VI Schedules of Zone Regulations for Base Zones**

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Figure VI-1

Schedule of Zone Regulations: Agricultural Conservation 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					
<b>AC Zone</b>																
Agricultural 1.00.000	3 acres		150	200	120	75	40	80	50	40						
Grain dryers, etc. 1.01.410	20 acres		600	600	450	200	200	400	200							
Commercial stables 1.01.500	20 acres		350	350	300	100	100	200	100	40						
Park-and-ride facilities 4.09.200	1 acre		100	150	75	30	15	30	20							
Sawmill 7.01.230	20 acres		800	800	650	100	300	600	300	40						
Residential lots less than three acres created before 12-31-1974	20,000 square feet					30	8	18	20							
All other permitted uses	3 acres		150	200	120	75	40	80	50	40	3					

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Figure VI-2

Schedule of Zone Regulations: Rural Residential Zones

[Amended 12-11-2000 by Ord. No. 00-93; 6-16-2003 by Bill No. 2003-03]

**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					
<b>RC Zone</b>																
Agricultural 1.00.000	3 acres <sup>1</sup>		150	200	120	75	40	80	50	40						
Grain dryers, etc. 1.01.410	20 acres		600	600		200	200	400	200	40						
Residential 3.00.000	3 acres <sup>1</sup>		120	200	100	50	30	60	50	36	3					
Institutional/utilities/recreation 4.00.000	3 acres <sup>1</sup>		120	200	100	50	30	60	50	36	3		0.20 FAR			
Park-and-ride facilities 4.09.200	1 acre		100	150	75	30	15	30	20							
Sawmills 7.01.230	20 acres		800	800	650	100	300	600	300	40						
Residential lots less than three acres (existing prior to 10-31-2000)						30	15	35	36	36	3					
<b>RR Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	30,000 square feet		100	150	80	40	20	40	40	36	3	25%		15%		
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%				
Residential lots less than three acres (existing prior to 10-31-2000)			100			30	15	35	30	36	3	30%				

**NOTES:**

<sup>1</sup> For the RC(D) Zone, the minimum lot area shall be 10 acres, except as set forth in § 297-88D for Neighborhood Conservation Districts.

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**Figure VI-3**  
**Schedule of Zone Regulations: Village Zones**  
**[Amended 10-2-2018 by Bill No. 2018-06]**

**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					
<b>RV Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Single-family detached 3.01.000	20,000 square feet		80	100	65	30	10	25	30	36	3	30%		15%		
Duplex 3.02.100	18,000 square feet		50	100	45	30	15		40	36	3	30%				
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%	0.30 FAR		0.5	
<b>CV Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Marine 2.00.000	3 acres		150	200	150	75	6	12	10	40			0.40 FAR		0.7	
Residential; institutional/utilities/recreation; service-oriented commercial; commercial 3.00.000, 4.00.000, 5.00.000 and 6.00.000	1 acre	20,000	100	120	80	30	6	12	10	36	3		0.35 FAR		0.7	
Industrial within building 7.01.100	1 acre		100	120	80	30	6	12	10	36	3		0.35 FAR		0.7	
Industrial within or outside building 7.01.200	3 acres		150	200	120	30	6	12	10	36	3		0.35 FAR		0.7	
Industrial/consolidated storage 7.02.250	5 acres <sup>1</sup>		150	200	120	30	6	12	10	36	3		0.35 FAR		0.7	

**NOTES:**

<sup>1</sup> No more than 60,000 square feet of net floor area.

ZONING REGULATIONS  
**Figure VI-4**  
**Schedule of Zone Regulations; Development District Residential Zones**

**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					
<b>RV Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	18,000 square feet		70	80	65	30	15	35	30	36	3	30%		15%		
Institutional 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%	0.30 FAR			0.5
<b>RM Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	12,000 square feet		60	65	50	25	8	20	25	36	3	35%		15%		
Institutional 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%	0.35 FAR	60%	0.5	
<b>RH Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	8,000 square feet		50	55	45	20	8	20	25	36	3	40%		15%		
Institutional 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%	0.40 FAR	70%		
<b>RO Zone</b>																
Agricultural 1.00.000	3 acres		150	200	120	75	40	80	50	40						
Single-family detached 3.01.000	14,000 square feet		70	100	60	30	10	25	25	36	3	40%				
Group home (9 to 16 people) 3.04.120	1 acre		100	120	80	40	10	25	40	36	3	40%				
Halfway house 3.04.300	1 acre		100	120	80	40	10	25	40	36	3	40%			0.7	
Day-care center 3.04.220	1 acre		100	120	80	40	10	25	40	36	3	40%				
Institutional/utilities/recreation 4.00.000	14,000 square feet		70	100	60	30	10	25	25	36	3		0.40 FAR		0.7	
Service-Oriented commercial 5.00.000	14,000 square feet		70	100	60	30	10	25	25	36	3		0.40 FAR		0.7	
Commercial 6.00.000	14,000 square feet		70	100	60	30	10	25	25	36	3		0.40 FAR		0.7	

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Figure VI-5

Schedule of Zone Regulations: Commercial Zones

[Amended 10-31-1995 by Ord. No. 95-95; 1-10-2006 by Bill No. 2005-11]

**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					
<b>CN Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000		20,000	100	150	80	30	6	12	10	36	3					
Institutional/utilities/recreation 4.00.000			100	150	80	30	10	20	20	36	3		0.30 FAR			
Service-oriented commercial 5.00.000			100	150	80	30	6	12	10	36	3		0.30 FAR		0.8	
Commercial 6.00.000			100	150	80	30	6	12	10	36	3		0.30 FAR		0.8	
<b>CC Zone</b>																
Agricultural 1.00.000	3 acres		150	200		100	40	80	30	40					0.85	
Residential 3.00.000	1 acre	20,000	100	150	80	75	30	60	50	36	3				0.85	
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	30	6 <sup>4</sup>	20	20	40	3		0.40 FAR		0.85	
Service-oriented commercial and commercial 5.00.000 and 6.00.000	2 acres <sup>1</sup>		150	200	120	30	6 <sup>4</sup>	12	10	40	3		0.40 FAR		0.85	5 acres
Industrial 7.00.000	1 acre		100	150	80	30	6 <sup>4</sup>	12	10	40	3		0.40 FAR		0.85	5 acres
<b>CB Zone</b>																
Agricultural 1.00.000	3 acres		150	200	120	100	40	80	30	40	3					
Residential 3.00.000	1 acre	10,000	100	150	80	50	30	60	50	60					0.85	
Institutional/utilities/recreation 4.00.000	2 acres		150	200	120	25	6 <sup>4</sup>	12	10	60	5 <sup>3</sup>		0.60 FAR		0.9	
Service-oriented commercial and commercial 5.00.000 and 6.00.000	2 acres <sup>1</sup>		150	200	120	25	6 <sup>4</sup>	12	10	60	5 <sup>3</sup>		0.60 FAR		0.9	

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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					
Industrial 7.00.000	3 acres		150	200	120	25	6 <sup>4</sup>	12	10	60	5 <sup>3</sup>		0.60 FAR		0.9	
<b>BP Zone</b>																
Agricultural 1.00.000	3 acres <sup>2</sup>		150	200	120	75	40	80	50	60	5 <sup>3</sup>					
Day care 3.04.200	1 acre <sup>2</sup>		100	150	80	40	20	40	40	60	5 <sup>3</sup>		0.35 FAR		0.6	10 acres
Hotels, motels, convention centers, etc. 3.05.300	3 acres <sup>2</sup>		150	200	120	50	20	40	25	60	5 <sup>3</sup>		0.50 FAR		0.7	10 acres
Institutional/utilities/recreation 4.00.000	2 acres <sup>2</sup>		100	150	80	50	20	40	25	60	5 <sup>3</sup>		0.35 FAR		0.7	10 acres
Service-oriented commercial and commercial 5.00.000 and 6.00.000	2 acres <sup>2</sup>		100	150	80	50	20	40	25	60	5 <sup>3</sup>		0.35 FAR		0.7	10 acres
Industrial 7.00.000	2 acres <sup>2</sup>		100	150	80	50	20	40	25	60	5 <sup>3</sup>		0.35 FAR		0.7	10 acres

**NOTES:**

<sup>1</sup> Minimum lot sizes may be reduced to 10,000 square feet when created as part of a subdivision with consolidated access and an internal traffic network.

<sup>2</sup> Minimum lot sizes may be reduced to 30,000 square feet when created as part of a subdivision with consolidated access and an internal traffic network.

<sup>3</sup> May be increased as set forth in § 297-27, Article II.

<sup>4</sup> May be reduced as per § 297-91B, general regulations for Commercial Zones.

<sup>5</sup> The maximum height for mini-warehouse facilities, Permissible Use No. 7.02.230, in the CC Zone and in the development district, as provided in the Charles County Comprehensive Plan, is 60 feet, five stories.

<sup>6</sup> The intensity for mini-warehouse facilities, Permissible Use No. 7.02.230, in the CC Zone and in the development district, as provided in the Charles County Comprehensive Plan, and in the CB Zone, is 1.0 FAR. In the CC Zone exterior to the development district, the maximum intensity is 0.6 FAR.

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Figure VI-6

Schedule of Zone Regulations: Industrial Zones

[Amended 3-10-1997 by Ord. No. 97-21; 3-30-1999 by Ord. No. 99-34; 2-7-2000 by Ord. No. 00-07]

**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					
<b>IG Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	36	3					
Marine 2.00.000	3 acres		150	200	120	75	40	80		36	3		0.40 FAR		0.5	
Residential 3.00.000	1 acre		100	150	80	75	30	60	50	36	3		0.40 FAR		0.3	
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	50	6	12	10	36	3		0.50 FAR		0.75	
Service-oriented commercial, commercial and industrial 5.00.000, 6.00.000 and 7.00.000	1 acre		100	150	80	50	6	12	10	36	3		0.50 FAR		0.75 <sup>1</sup>	
<b>IH Zone</b>																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	50	4					
All except agricultural and industrial 2.00.000, 3.00.000, 4.00.000, 5.00.000 and 6.00.000	1 acre		100	150		50	6	12	10	50	4		0.50 FAR		0.6	
Industrial 7.00.000	3 acres		150	200		50	6	12	10	50	4		0.50 FAR		0.6	

**NOTES:**

<sup>1</sup> The ISR may be increased to 85% on a lot if stormwater management facilities are located regionally, off site.



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Figure VI-7

Schedule of Zone Regulations: Town Center Core Mixed Use Zones

[Amended 4-13-2010 by Bill No. 2010-05; 10-2-2018 by Bill No. 2018-06; 10-23-2018 by Bill No. 2018-09]

**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.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Yard (feet)	Maximum Height		Lot Coverage	Intensity	Minimum Open Space
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear		Feet	Stories			
<b>Core Retail/Residential (CRR) Zone</b>															
Single-family detached 3.01.100	5,000 square feet		55	75	30	10	6	12	20		40	3	50 to 70		20%
Patio/court/atrium	3,000 square feet		45		30	10	6	12	20		40	3	50 to 70		20%
Duplex 3.02.100	6,000 square feet	3,000	45	75	30	10	6	12	20		40	3			20%
Townhouse 3.02.200		1,200		18	10	0	0	20			40	3	50 to 70		20%
Garden apartment 3.03.100	2,500 square feet		200	200	200	10	10	20	50		40	3			10%
Mixed-use building 8.01.000 and 8.02.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%
Commercial apartment 3.03.400		1,000									50	2-4			20%
Inst./util./rec. 4.00.000	10,000 square feet		100	100		10	0	0	50	18	50	2-4		0.50	20%
Service-oriented commercial 5.00.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%
Commercial 6.00.000	10,000 square feet		100	100		10	0	0	20	18	50	2-4		0.50	20%
Industrial 7.00.000	10,000 square feet		100	100		10	10	20	50	18	50	2-4		0.50	20%
Industrial/consolidated storage 7.02.250	5 acres <sup>1</sup>		100	100		10	0	0	20	18	50	4		0.50	10% – 20% <sup>2</sup>
<b>Core Employment/Residential (CER) Zone</b>															
Single-family detached 3.01.100	5,000		55	75	30	10	6	12	20		40	3	50 to 70		20%
Patio/court/atrium 3.01.300	3,000		45		30	10	6	12	20		40	3	50 to 70		20%
Duplex 3.02.100	6,000	3,000	45	75	30	10	6	12	20		40	3			20%
Townhouse 3.02.200		1,200			18	10	0	0	20		40	3	50 to 70		20%

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Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Yard (feet)	Maximum Height		Lot Coverage	Intensity	Minimum Open Space
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear		Feet	Stories			
Garden apartment 3.03.100	2,500		200	200	200	10	10	20	50		40	3			20%
Mixed-use building 8.01.000 and 8.02.000	10,000		100	100		10	0	0	20	18	50	2-4		0.50	20%
Inst./util./rec. 4.00.000	10,000		100	100		10	0	0	50	18	50	2-4		0.50	20%
Service-oriented commercial 5.00.000	10,000		100	100		10	0	0	20	18	50	1-4		0.50	20%
Commercial 6.00.000	10,000		100	100		10	0	0	20	18	50	1-4		0.50	20%
Industrial 7.00.000	10,000		100	100		10	10	20	50	18	50	2-4		0.50	20%
<b>Core Mixed/Residential (CMR) Zone</b>															
Single-family detached 3.01.100	5,000		55	75	30	10	6	12	20		16	3	50 to 70		
Patio/court/atrium 3.01.300	3,000		45		30	10	6	12	20		36	3	50 to 70		
Duplex 3.02.100	6,000	3,000	45	75	30	10	6	12	20		36	3			
Townhouse 3.02.200		1,200			18	10	0	0	20		36	3	50 to 70		
Commercial apartment 3.03.400		1,000													
Inst./util./rec. 4.00.000	10,000		100	100		10	20	40	50		36	3		0.50	
Service-oriented commercial 5.00.000	10,000		100	100		10	20	40	50		36	3		0.50	
Commercial 6.00.000	10,000		100	100	10	10	20	40	50		36	3		0.50	
Industrial 7.00.000	10,000		100	100		10	20	40	50		36	3		0.50	

NOTES:

<sup>1</sup> No more than 60,000 square feet of net floor area

<sup>2</sup> 10% open space required if use 7.02.250 is to go into an existing retail shopping center. 20% open space required if use 7.02.250 is to go into a retail shopping center yet to be built.

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Figure VI-8

Thresholds and Applicability of Standards

[Added 4-13-2010 by Bill No. 2010-02; amended 6-10-2014 by Bill No. 2014-03]

Type of Development	Applicable Requirements								
	Building and Lot Standards	Architectural	Road Classification and Layout	Street Scape	Signs	Lighting	Landscape	Parking	Open Space
<b>This table is not applicable during the transitional period.</b>									
1. New principal building	✓	✓	☐	☐	☐	☐	☐	☐	☐
2. Additions to single-family detached dwellings									
3. Additions to nonresidential or multifamily building - less than 20% of existing GFA or 1,000 square feet GFA, whichever is less - apply standards to new construction and areas affected by new site improvements		☐	☐		☐	☐	☐		
4. Additions to nonresidential or multifamily building - 20% or greater, but not more than 100% of existing GFA or 1,000 square feet GFA, whichever is less - apply standards to new construction and areas affected by new site improvements	☐	☐	☐		☐	☐	☐	☐	☐
5. Additions to nonresidential or MF building - increase in existing GFA by more than 100% - apply standards to entire site to the extent possible	☐	☐	☐	☐	☐	☐	☐	☐	☐
6. New parking areas that add 1 to 10 spaces			☐			☐	☐		
7. New parking areas - 11 + spaces			☐			☐	☐	☐	☐

**NOTE:**

GFA = gross floor area

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Figure VI-9

Schedule of Zone Regulations: Activity Center Zones

[Added 4-13-2010 by Bill No. 2012-02; amended 6-10-2014 by Bill No. 2014-03]

Uses: Waldorf Central (WC) Zone	Minimum Lot Criteria				Front Setback Requirements		Minimum, Yard Requirements (feet)		See Transitional provisions in § 297-970.			
	Area (square feet)	Width (feet)	Depth (feet)	Frontage (feet)	Minimum	Maximum	Side	Rear	Minimum and Maximum Height (stories)	Minimum and Maximum Floor Area Ratio (FAR)	Maximum Lot Coverage	Minimum Open Space
Townhouse 3.02.200		18	50	18	6	15	0	0	2 to 3		70%	20%
Multiplex 3.02.300	10,000	18	50		6	15	0	0	2 to 3		70%	20%
Garden apartment 3.03.100	10,000	50	80	50	0	12	0	0	2 to 3	0.5 to 1.6	90%	20%
Mid-rise 3.03.200	10,000	50	80	50	0	12	0	0	4 to 5	0.5 to 1.6	90%	15%
Commercial apartment 3.03.400	10,000	50	80	50	0	12	0	0	2 to 5	0.5 to 1.6	90%	15%
Inst./utility/recreation 4.00.000	10,000	50	80	50	0	12	0	0	2 to 5	0.5 to 1.6	90%	15%
Service commercial 5.00.000	10,000	50	80	50	0	12	0	0	2 to 5	0.5 to 1.6	90%	15%
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	2 to 5	0.5 to 1.6	90%	15%
Townhouse 3.02.200		18	50	18	6	15	0	0	2 to 4		70%	20%
Multiplex 3.02.300	10,000	18	50		6	15	0	0	2 to 4		70%	20%
Garden apartment 3.03.100	10,000	50	80	50	0	12	0	0	2 to 3	0.5 to 2.0 <sup>1</sup>	90%	20%
Mid-rise 3.03.200	10,000	50	80	50	0	12	0	0	4 to 5	0.5 to 2.0 <sup>1</sup>	90%	15%
High-rise 3.03.300	20,000	100	200	100	0	12			6 to 10	0.5 to 2.0 <sup>1</sup>	90%	15%
Commercial apartment 3.03.400	10,000	50	80	50	0	12	0	0	3 to 10	0.5 to 2.0 <sup>1</sup>	90%	15%
Inst./utility/recreation 4.00.000	10,000	50	80	50	0	12	0	0	3 to 10	0.5 to 2.0 <sup>1</sup>	90%	15%
Service commercial 5.00.000	10,000	50	80	50	0	12	0	0	3 to 10	0.5 to 2.0 <sup>1</sup>	90%	15%
Commercial 6.00.000	10,000	50	80	50	0	12	0	0	3 to 10	0.5 to 2.0 <sup>1</sup>	90%	15%

NOTES:

<sup>1</sup> Maximum FAR may be increased under the following circumstances:

- a. An FAR up to 2.5 shall be permitted for buildings within 1/4 mile of an existing or planned light rail station.
- b. An FAR up to 6.0 shall be permitted within the AUC Zone, provided that structured parking shall be required if the FAR exceeds 2.5, and a traffic study and trip management plan are submitted demonstrating that the available road, pedestrian and transit facilities are adequate to handle projected trips.

ZONING REGULATIONS

Figure VI-10

Schedule of Zone Regulations: Watershed Conservation District Zone  
[Added 6-6-2017 by Bill No. 2017-03]

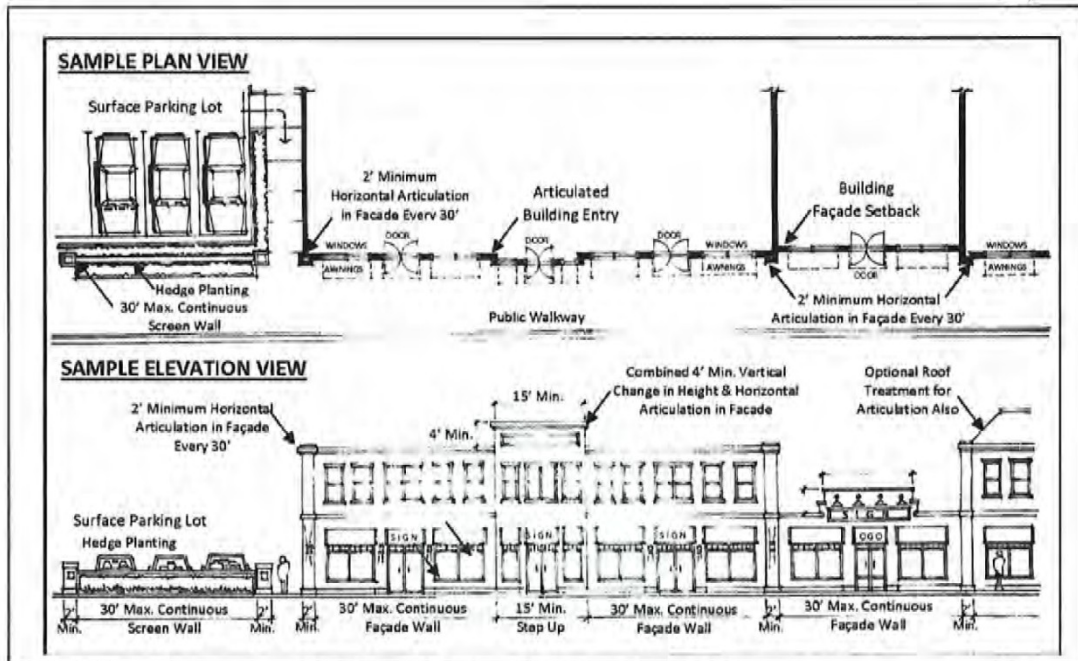
Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per d.u.	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
<b>WCD Zone</b>																
Agricultural 1.00.000, Livestock 1.01.400, Forestry 1.02.000	10 acres		150	200	120	75	40	115	50			10%			8%	
Residential 3.00.000, Group homes 3.04.100	20 acres		200	200	200	50	50	100	50	40		10%			8%	
Commercial stables 1.01.500	5 acres		350	350	300	100	100	200	100	40		10%			8%	
Campgrounds 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 acres created before 12-31-1974	20,000 square feet		50	50	50	30	8	46	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 acres		200	200	200	50	50	100	50			10%			8%	

ZONING REGULATIONS

**Figure VI-11**

**Vertical and Horizontal Articulation of Building Facades**  
**[Added 11-28-2017 by Bill No. 2017-07]**

## ZONING REGULATIONS

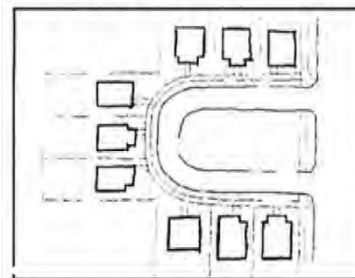


**Figure VI-12**  
**Appropriate Subdivision Layouts**  
 [Added 11-28-2017 by Bill No. 2017-07]

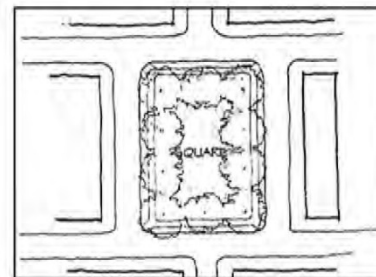
### Type of Subdivision Layout

a. Eyebrow: A layout in which a narrow street that provides access to several lots curves around a small common area, thus performing the same function as a cul-de-sac.

### Illustration of Subdivision Layout

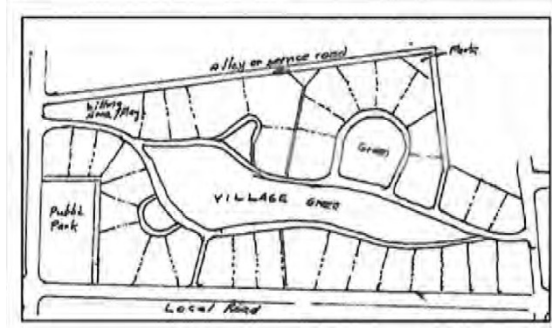


b. Square: Lots front on or face a symmetrical public open space that is framed by the surrounding streets and building facades and accessible by more than one street.



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c. Green: Curving public streets frame an informal public open space area.





ZONING REGULATIONS

Figure VI-13

Thresholds and Applicability of Standards: Hughesville Village Zone  
 [Added 11-28-2017 by Bill No. 2017-07]

Type of Development	Applicable Standards					
	Roads	Architectural Standards	Signage and Lighting	Residential Subdivision	Core, Gateway and Employment Subzone Standards	Residential Subzone Standards
<b>New Subdivision</b>	√			√	√	√
<b>Single-Family Residential Dwellings:</b>						
New Dwelling		√	√			√
Additions to single-family detached dwellings			√			√
<b>Nonresidential and Mixed Use:</b>						
New principal structure	√	√	√		√	
Additions that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building or site area: Apply standards only to new construction and areas affected by new site improvements			√		√	
Additions that add more than 2,000 square feet of gross floor area or that alter more than 25% of the building or site area: Apply standards only to new construction and areas affected by new site improvements		√	√		√	

ZONING REGULATIONS  
**Figure VI-14**  
**Schedule of Zone Regulations: Hughesville Village Zone**  
**[Added 11-28-2017 by Bill No. 2017-07]**

**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, streets and sidewalks.

Uses	Minimum Lot Criteria					Front Yard Requirements (feet)		Minimum Yard Requirements (feet)			Maximum Height		Lot Coverage <sup>4</sup>	Minimum Open Space	Maximum ISR
	Area <sup>1</sup>	Square feet per du	Width (feet) <sup>2</sup>	Depth (feet)	Frontage (feet)	Minimum	Maximum <sup>3</sup>	Side	Total of side setbacks	Rear	Feet	Stories			
<b>Hughesville Village Core Subzone</b>															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	5,000 square feet		50	80	25	10	25	6	12	20	36	2	50%	25%	
Inst./Util./Rec. 4.00.000	10,000 square feet		50	80		0		10	20	10	36	2			0.80
Service-oriented commercial, commercial, industrial and mixed use building: 5.00.000, 6.00.000, 7.00.000 and 8.01.00 and 8.02.00	10,000 square feet	5,000	50	80	50	0	15	0	5	10	36	2			0.80
<b>Hughesville Village Gateway Subzone</b>															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	5,000 square feet	5,000	50	80	25	10	25	6	12	20	36	2	50%	25%	
Inst./Util./Rec. 4.00.000	10,000 square feet		50	80	0	0		10	20	50	36	2			0.80
Service-oriented commercial, commercial, industrial and mixed use building: 5.00.000, 6.00.000, 7.00.000 and 8.01.00 and 8.02.00	10,000 square feet	5,000	50	80	50	0	40	0	5	50	36	2			0.80
<b>Hughesville Village Residential Subzone</b>															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	10,000 square feet		70	100	40	25		8	20	25	36	2	35%	20%	
Inst./Util./Rec.: 4.00.000	1 acre		100	150	80	25		20	40	40	36	3	30%		0.50
<b>Hughesville Village Employment Subzone</b>															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Inst./Util./Rec.: 4.00.000	10,000 square feet		100	100		10		20	40	50	36	2			0.75
Service-oriented commercial, commercial, and industrial 5.00.000, 6.00.000, and 7.00.000	10,000 square feet		100	100		10		20	40	50	36	2			0.75

**NOTES:**

1. For development without public water and sewer, the minimum lot area shall be that which is permitted by the County Health Department.
2. Width measured at minimum building restriction line.
3. In the Hughesville Village Core and Gateway Zones, for rear lots without street frontage, the required maximum setback from a public street shall not apply. Also see additional requirements in § 297-99H.
4. Lot coverage includes the square footage on the ground of all buildings located on the lot.

ZONING REGULATIONS

Figure VI-15

Table of Permitted Uses for Hughesville Village Zone  
[Amended 9-11-2018 by Bill No. 2018-04]

KEY:

- P = Permitted
- PC = Permitted with Conditions
- SE = Special Exception
- BLANK = Not Permitted

	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
<b>1.00 AGRICULTURAL</b>				
<b>1.01.000 Agricultural operations, farming</b>				
1.01.100 Excluding livestock - horticultural, hydroponic, chemical or general farming truck gardens, cultivation of field crops, orchards, groves, or nurseries for growing or propagation of plants, trees and shrubs	P	P	P	P
1.01.200 Including livestock on a parcel greater than 5 acres - dairy farming keeping or raising for sale large or small, animals, reptiles, fish, birds, poultry or aquaculture	PC	PC	PC	PC
1.01.300 Keeping of livestock on less than or equal to 5 acres				
1.01.310 Horses, livestock maintained as pets, and 4-H or school projects	PC	PC	PC	
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale				
1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located				
1.01.410 Grain dryers and related structures				
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building				
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture		PC	PC	PC
1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances and statutes				
1.01.450 Poultry houses, hog operations with 6 or more hogs				
1.01.460 Slaughterhouses				
1.01.470 Processing and selling products raised on site				
1.01.500 Commercial stables				
1.01.600 Farrier services				
1.01.700 Use of heavy cultivating machinery, spray planes or irrigating machinery				
1.01.800 Farm incubator			PC	PC
<b>1.02.000 Forestry</b>	P	P	P	P
<b>1.03.000 Open-air markets and horticultural sales</b>				
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
1.03.100 Open-air markets				

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1.03.110 Farm and craft markets, flea markets		P	P	
1.03.120 Open-air produce markets		P	P	
1.03.200 Horticultural sales with outdoor display		P	P	
1.03.300 Livestock markets				
<b>1.04.000 Hunting and fishing cabins</b>				
<b>1.05.000 Commercial greenhouse operation</b>				
1.05.100 No on-premises sale				
1.05.200 On-premises sales permitted		P	P	
<b>1.06.000 Kennel, commercial</b>				
<b>1.07.000 Cat boarding facility</b>				
<b>2.00.000 MARINE</b>				
<b>2.01.000 Marina, including boat sales and repair and boat rental including sailboards and jet skis</b>		PC	PC	PC
<b>2.02.000 Seafood processing</b>				
2.02.100 Seafood processing and seafood operations with products raised or harvested off site			PC	PC
2.02.200 Seafood processing and seafood operations with products raised on the premises			PC	PC
<b>2.03.000 Marine terminal</b>				
<b>2.04.000 Commercial fishing</b>				
<b>3.00.000 RESIDENTIAL</b>				
<b>3.01.00 Single-family detached</b>				
3.01.100 Single-family detached	P	P	P	
3.01.200 Lot line				
3.01.300 Patio/court/atrium				
3.01.400 Class A manufactured home				
3.01.500 Class B manufactured home				
3.01.600 Tenant house				
3.01.700 Primary residence with accessory apartment	PC	PC	PC	
3.01.800 Single room occupancy units		P	P	
<b>3.02.000 Single-family attached</b>				
3.02.100 Duplex				
3.02.200 Townhouse				
3.02.300 Multiplex				
<b>3.03.000 Multifamily</b>				
3.03.100 Garden apartment				
3.03.200 Midrise				
3.03.300 High-rise				
3.03.400 Commercial apartment		P	P	
<b>3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes</b>				
3.04.100 Group homes				
3.04.110 Not more than 8 people	PC	PC	PC	
	<b>HV ZONE</b>			
	<b>HVR Residential</b>	<b>HVC Core</b>	<b>HVG Gateway</b>	<b>HVE Employment</b>
3.04.120 With between 9 and 16 people	SE	SE	SE	

## ZONING REGULATIONS

3.04.200 Day care				
3.04.210 Day-care home (having fewer than 9 recipients)	P	P	P	
3.04.220 Day-care center, day nursery (between 9 and 30 care recipients)	SE	P	P	
3.04.300 Halfway house	SE	SE	SE	
3.04.400 Elderly care homes				
3.04.410 Elderly care homes (1-8 people)	P	P	P	
3.04.420 Elderly care homes (9-16 people)	SE	SE	SE	
3.04.500 Retirement housing complex				
<b>3.05.000 Miscellaneous rooms-for-rent situations</b>				
3.05.100 Rooming houses, boarding houses rented by the month				
3.05.200 Bed-and-breakfast, tourist homes	PC	PC	PC	
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations		P	P	P
3.05.400 Country inn				
<b>3.06.000 Shelters, permanent</b>				
<b>3.07.000 Migrant workers housing</b>				
<b>4.00.000 INSTITUTIONAL/UTILITIES/RECREATION</b>				
<b>4.01.000 Educational, cultural, religious, philanthropic, social and fraternal uses</b>				
4.01.100 Schools				
4.01.110 Private elementary and secondary (including preschool, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	
4.01.120 Trade or vocational schools		P	P	P
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)				
4.01.131 Private colleges, universities and community colleges, limited to classrooms and offices		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
4.01.300 Private libraries, museums, art centers, and similar uses (including those associated education and instructional activities)				
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	PC	P	P	
4.01.320 Located within any other structure		P	P	
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls and similar uses		P	P	
<b>HV ZONE</b>				
	<b>HVR Residential</b>	<b>HVC Core</b>	<b>HVG Gateway</b>	<b>HVE Employment</b>

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<b>4.02.000 Recreation, amusement and entertainment</b>				
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	SE	
4.02.120 Movie theaters, theaters, coliseums and stadiums				
4.02.121 Seating capacity of not more than 300		P	P	
4.02.122 Seating capacity up to 1,000			SE	
4.02.123 Coliseums and stadiums with seating capacity more than 1,000				
4.02.130 Indoor rifle and pistol ranges				
4.02.140 Off-track betting facilities				
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				
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	P		P	
4.02.230 Recreation vehicle parks				
4.02.240 Campgrounds and camps				
4.02.250 Automobile and motorcycle racing tracks				
4.02.260 Drive-in movie theatres, open-air theaters, and amphitheaters				
4.02.270 Amusement and theme parks				
4.02.280 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses				
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons				
<b>4.03.000 Institutional residence or care or confinement facilities</b>				
4.03.100 Hospital and other in-patient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area				
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	P	P	
<b>4.04.000 Emergency services</b>				
4.04.100 Fire stations	P	P	P	P
4.04.200 Rescue squads, ambulance services	P	P	P	P
<b>4.05.000 Miscellaneous public and semi-public facilities</b>				
4.05.100 Post office				
	<b>HV ZONE</b>			
	<b>HVR Residential</b>	<b>HVC Core</b>	<b>HVG Gateway</b>	<b>HVE Employment</b>

## ZONING REGULATIONS

4.05.110 Local		P	P	P
4.05.120 Regional				
<b>4.05.200 Airport</b>				
4.05.210 Private use				
4.05.220 General aviation airport				
<b>4.05.300 Helicopter facilities</b>				
4.05.310 Heliports				
4.05.320 Helistops				
<b>4.06.000 Public utilities (including towers and related structures)</b>				
4.06.100 Neighborhood essential service	P	P	P	P
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower				P
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P	P	P
4.06.500 Wireless communication antennas	PC	PC	PC	PC
<b>4.07.000 Satellite dishes and earth stations</b>				
4.07.100 Earth stations	SE	SE	SE	PC
4.07.200 Satellite dishes	PC	PC	PC	PC
<b>4.08.000 Cemeteries and crematoriums</b>				
<b>4.08.100 Cemeteries</b>				
4.08.110 Family burial sites	PC	PC	PC	PC
4.08.120 Other cemeteries				
<b>4.08.200 Crematoriums</b>				
<b>4.09.000 Transportation</b>				
<b>4.09.100 Bus stations, train stations</b>				
<b>4.09.200 Park and ride facilities</b>				
<b>5.00.000 SERVICE-ORIENTED COMMERCIAL</b>				
<b>5.01.000 All operations conducted entirely within fully enclosed building</b>				
<b>5.01.100 Operations designed to attract and serve customers or clients on the premises</b>				
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)		P	P	P
5.01.112 Personal services (see definition)		P	P	
5.01.113 Dry cleaning/laundry and laundromats		P	P	
5.01.114 Banks and financial institutions		P	P	P
5.01.115 Business services		P	P	P
5.01.116 Office or clinics of physicians, dentists, and chiropractors		P	P	
<b>5.02.000 Operations conducted within and/or outside fully enclosed building</b>				
5.02.100 Construction services and supplies				P
5.02.200 Retail, concrete mixing				
5.02.300 Funeral homes		PC	PC	
5.02.400 Veterinarians and veterinary hospitals		PC	PC	
5.02.500 Nursery schools and day-care centers with more than 30 children	SE	P	P	
	<b>HV ZONE</b>			
	<b>HVR Residential</b>	<b>HVC Core</b>	<b>HVG Gateway</b>	<b>HVE Employment</b>

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<b>6.00.00 COMMERCIAL</b>				
<b>6.01.000 Commercial sales and rental of goods, merchandise and equipment</b>				
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	
6.01.112 Specialty shops (see definition)		P	P	
6.01.113 Antique shops, art galleries		P	P	
6.01.120 Building floor area > 15,000 square feet				
6.01.121 Shoppers merchandise stores (see definition)		P	P	
6.01.122 Specialty shops (see definition)		P	P	
6.01.123 Antique shops, art galleries		P	P	
6.01.130 General merchandise (see definition)		P	P	
6.01.140 Convenience stores		P	P	
6.01.150 Retail sales over 100,000 square feet on one floor (see definition)				
6.01.200 Wholesale sales (see definition)				
<b>6.02.000 Restaurants</b>				
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters		PC	PC	
6.02.200 Restaurant, fast food carry-out and delivery		PC	PC	
6.02.300 Restaurant, fast food drive-in and drive-through				
6.02.310 With direct highway access to a public street				
6.02.320 Part of a shopping center with no direct access to a public street				
<b>6.03.000 Motor vehicle related and service operations</b>				
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				
6.03.120 All other motor vehicle sale or rental; mobile home sales		PC	PC	
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers		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
6.03.320 Motor vehicle fuel sales				
6.03.321 Associated with commercial uses >3,500 square feet				
6.03.322 All other				
6.03.330 Car wash				
	<b>HV ZONE</b>			
	<b>HVR Residential</b>	<b>HVC Core</b>	<b>HVG Gateway</b>	<b>HVE Employment</b>
6.03.400 Motor vehicle painting and body work				PC
6.03.500 Automotive parks				
<b>6.04.000 Medical cannabis</b>				



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6.04.100 Processing operation				
6.04.200 Dispensary operation				
<b>7.00.000 INDUSTRIAL</b>				
<b>7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, and assembling of goods, merchandise, and equipment</b>				
7.01.100 All operations conducted entirely within fully enclosed building				
7.01.110 Buildings <10,000 square feet per parcel				P
7.01.120 Buildings >10,000 square feet per parcel				P
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				P
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils				P
7.01.230 Saw mills				
7.01.240 Alcoholic beverage manufacturing				
Farm alcohol production facility				
Alcohol production facility		PC	PC	
7.01.260 Fertilizer mixing plants				
7.01.270 Brick or block manufacturing				
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing and screening				
7.01.290 Wood/stump grinding				
<b>7.02.000 Storage and parking</b>				
7.02.100 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related				
7.02.110 Automobile parking garage		PC	PC	PC
7.02.120 Automobile parking lot		PC	PC	PC
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
7.02.220 Warehouse storage inside or outside completely enclosed structures				
7.02.230 Mini-warehouses				
7.02.240 Storage of petroleum products				
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (1) vehicles or equipment are owned and used by the person making use of the lot and (2) parking or storage occupies more than 75% of the developed area (contractor's yard)				
	<b>HV ZONE</b>			
	<b>HVR Residential</b>	<b>HVC Core</b>	<b>HVG Gateway</b>	<b>HVE Employment</b>
7.02.400 Parking of motor vehicles (trucks)				

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7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight				P
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight				P
<b>7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards</b>				
<b>7.04.000 Research facilities and laboratories</b>				
7.04.100 Without processing of materials				P
7.04.200 With processing or manufacturing of materials				P
<b>7.05.000 Mineral extraction</b>				
7.05.100 Surface mining				
7.05.110 of <10 acres				
7.05.120 of >10 acres				
7.05.200 Wells for oil, natural gas, or petroleum				
<b>7.06.000 Pozzolan management facility</b>				
<b>7.07.000 Alternative energy systems</b>				
7.07.100 Solar energy system, small	PC	PC	PC	PC
7.07.200 Solar energy system, large	SE	SE	SE	SE
7.07.300 Wind energy system, small	PC	PC	PC	PC
7.07.400 Wind energy system, large	SE	SE	SE	SE
<b>7.08.000 Processing and distribution of local agricultural products</b>				
7.08.100 Processing facilities				
7.08.110 Agricultural processing facility, local			PC	PC
7.08.120 Agricultural processing facility, local, slaughterhouse			SE	SE
7.08.200 Storage, distribution and wholesale sales of local agricultural products			PC	PC