

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2020 Legislative Session

Legislative Day #____

BILL NO. Zoning Text Amendment 19-154

Introduced by: Charles County Commissioners

Date introduced: ___/___/2020

Public Hearing: ___/___/2020

Commissioners Action: ___/___/2020 _____

Commissioner Votes: RC:___, BR:___, GB:___, TC:___,AS ___

Pass/Fail: _____

Effective Date: ___/___/2021 12:01 a.m.

Remarks: _____

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

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2020 Legislative Session

Bill No. _____

Chapter No. 297

Introduced by Charles County Commissioners

Date of Introduction _____

SINGLE-FAMILY ATTACHED RESIDENTIAL & MULTI-FAMILY

1 AN ACT concerning:

2

3

Single-family attached residential dwellings:

4

Use 3.02.100 Single-family attached residential: duplex

5

Use 3.02.200 Single-family attached residential: townhouse

6

Use 3.02.300 Single-family attached residential: multi-plex

7

Use 3.03.000 Multi-family

8

9

FOR the purpose of:

10

11

Codifying exterior architectural detailing and site design requirements for

12

single-family-attached residential and multi-family development in Charles

13

County; to ensure well-planned and well-maintained communities.

14

15

BY Amending:

16

17

Chapter 297- Zoning Ordinance

18

Article II, § 26 – General yard requirements.

Asterisks *** mean intervening code language remaining unchanged

NOTE: CAPITALS indicate language added to existing law.

[Brackets] indicate language deleted from existing law.

1 *Code of Charles County, Maryland*
2 Chapter 297 – Zoning Ordinance
3 Article II, § 27 – Exceptions and modifications to minimum height requirements.

4 *Code of Charles County, Maryland*

5
6 Chapter 297 – Zoning Ordinance
7 Article II, § 28 – Visibility at intersecting roads.

8 *Code of Charles County, Maryland*

9
10 Chapter 297 – Zoning Ordinance
11 Article II, § 29 – Accessory uses and structures.

12 *Code of Charles County, Maryland*

13
14 Chapter 297- Zoning Ordinance
15 Article III, § 49 – Word usage; definitions.

16 *Code of Charles County, Maryland*

17
18 Chapter 297-Zoning Ordinance
19 Article V, § 75, Figure V-1 – Maximum Residential Densities (Dwelling Units Per
20 Acre)

21 *Code of Charles County, Maryland*

22
23 Chapter 297- Zoning Ordinance
24 Article VI, § 90, Figure VI-4 –Schedule of Zone Regulations:
25 Development District Residential Zones

26 *Code of Charles County, Maryland*

27
28 Chapter 297-Zoning Ordinance
29 Article VI, § 95, Figure VI-7 – Schedule of Zone Regulations:

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

1 Town Center Core Mixed Use Zones
2 *Code of Charles County, Maryland*

3
4 Chapter 297 – Zoning Ordinance
5 Article VI, § 97, Figure VI-9 – Schedule of Zoning Regulations:
6 Activity Center Zones
7 *Code of Charles County, Maryland*

8
9 Chapter 297- Zoning Ordinance
10 Article VII § 106, Figure VII-2– Schedule of Zone Regulations:
11 Planned Residential Development (PRD) Zone
12 *Code of Charles County, Maryland*

13
14 Chapter 297-Zoning Ordinance
15 Article VII § 107, Figure VII-3 – Schedule of Zone Regulations:
16 Mixed Use (MX) Zone
17 *Code of Charles County, Maryland*

18
19 Chapter 297-Zoning Ordinance
20 Article VII § 111, Figure VII-5A – Schedule of Zone Regulations:
21 Transit-Oriented Development (TOD) Zone
22 *Code of Charles County, Maryland*

23
24 Chapter 297- Zoning Ordinance
25 Article XIII, § 212 – Uses corresponding with Table of Permissible Uses.
26 *Code of Charles County, Maryland*

27
28

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

1 Chapter 297 – Zoning Ordinance
2 Article XIV, 228, Figure XIV-2 – Schedule of Dimensional Requirements: Cluster
3 Developments, Charles County, Maryland
4 *Codes of Charles County, Maryland*

5
6 Chapter 297-Zoning Ordinance
7 Article XIV, § 228, Figure XIV-3 - Minimum Acceptable Facilities for Active
8 Recreation - Suburban Cluster Development on Public Water or Sewer
9 *Code of Charles County, Maryland*

10
11 Chapter 297-Zoning Ordinance
12 Article XVII, § 278, Definitions.
13 *Code of Charles County, Maryland*

14
15 Chapter 297 – Zoning Ordinance
16 Article XIX, § 325, Event Signs.
17 *Code of Charles County, Maryland*

18
19 Chapter 297 – Zoning Ordinance
20 Article XX, § 335, Number of parking spaces required.
21 *Code of Charles County, Maryland*

22
23 Chapter 297 – Zoning Ordinance
24 Article XX, § 297-336, Parking space dimensions.
25 *Code of Charles County, Maryland*

26
27 Charles 297 – Zoning Ordinance
28 Article XX, § 338, General design requirements.

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

1 *Code of Charles County, Maryland*
2 Chapter 297 – Zoning Ordinance
3 Article XX, Figure XX-1 -Table of Off-Street Parking Requirements

4 *Codes of Charles County, Maryland*

5
6 Chapter 297 – Zoning Ordinance
7 Article XXI, § 358, Perimeter Landscaping.

8 Code of Charles County, Maryland

9
10 Chapter 297 – Zoning Ordinance
11 Appendix A, Zoning Regulations
12 *Code of Charles County, Maryland*

13
14 SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF
15 CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland
16 read as follows:

17 *****

18 Article II, § 297-26. General yard requirements.

19 A. Front Yard Depth. The minimum front yard depth, as specified in this
20 chapter, shall be measured in the following manner:

21 (1) From the proposed or established public **OR PRIVATE** road right-
22 of-way line, **OR COMMON ACCESS EASEMENT.**

23 [(2) From any private road or access driveway on a line 10 feet from and
24 parallel to the edge of the traveled roadway or 10 feet from and
25 parallel to a line established as a private road right-of-way,
26 whichever is greater.]

27 **(2) FROM ANY NON-GOVERNMENT MAINTAINED**
28 **ROADWAY OR ACCESS DRIVEWAY SERVING TWO OR**
29 **MORE LOTS OR DWELLING UNITS WITHOUT A**

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

1 **LEGALLY ESTABLISHED PRIVATE ROAD RIGHT-OF-**
2 **WAY OR COMMON ACCESS EASEMENT; ON A LINE FIVE**
3 **FEEET FROM AND PARALLEL TO THE EDGE OF THE**
4 **TRAVELED ROADWAY.**

5 *****

6 C. Exceptions and modifications to minimum yard requirements.

7 (1) Projections. The following structures shall be allowed to project into
8 the minimum required yard not to exceed the following dimensions:

9 (a) Awnings, canopies, cornices, eaves or other architectural
10 features; three feet.

11 (b) Bay windows, balconies, chimneys, porches or decks: three
12 feet **INTO A SIDE YARD AND FIVE FEET INTO THE**
13 **REAR YARD.** [or as specified in Article XIV, Cluster
14 Development, Figure XIV-2:

15 (c) Open fire escapes or patios (not enclosed): five feet.

16 (d) Uncovered stairs or necessary landings: six feet.

17 **(E) ON CLUSTER DEVELOPMENT SINGLE-FAMILY**
18 **DETACHED LOTS AND SINGLE-FAMILY**
19 **ATTACHED LOTS, THE FOLLOWING**
20 **STRUCTURES MAY PROJECT INTO THE**
21 **MINIMUM REAR YARD UP TO TEN FEET WHERE**
22 **THE REAR YARDS ARE ADJACENT TO RECORDED**
23 **BUFFERYARDS, STORMWATER MANAGEMENT**
24 **FEATURES, PASSIVE OPEN SPACE, THE**
25 **RESOURCE PROTECTION ZONE, OR FOREST**
26 **CONSERVATION EASEMENTS:**

27 **(i) ATTACHED BALCONIES, DECKS, NECESSARY**
28 **LANDINGS, OPEN FIRE ESCAPES, PATIOS (NOT**
29 **ENCLOSED), PORCHES, AND UNCOVERED**

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

1 **STAIRS.**

2 [(e)] **(F)** Fences and walls in accordance with this chapter.

3 [(f)] **(G)** Structures (including but not limited to awnings, canopies,
4 porches, etc.) in the WC and AUC Zones shall be allowed to
5 project into the minimum front setback area in accordance
6 with §297-97D(4).

7 [(g)] **(H)** Structures (including but not limited to awnings, canopies,
8 porches, etc.) in the [CRR and CER] **CER, CRR, AND**
9 **CMR** Zones shall be allowed to project into the minimum
10 front setback area in accordance with §297-95C(6).

11 *****
12 Article II, §297-27. Exceptions and modifications to [minimum] **MAXIMUM** height
13 requirements.

14 A. General exceptions. The building height limitations of this chapter shall not
15 apply to the following:

16 (1) Houses of worship, private schools, hospitals or high-rise apartment
17 dwellings, provided that the front, side and rear yards shall be
18 increased not less than one foot for each two feet by which said
19 structure exceeds the height limitation established for the zone in
20 which said structure is located.

21 (2) [Fire or parapet walls, towers,] Towers, steeples, flagpoles, **AND**
22 radio and television antennas [and silos].

23 [(3) Bulkheads, roof structures, including gable roof systems that do not
24 include approved living space, penthouses, silos, water tanks,
25 monitors and scenery lofts, ventilating fans or similar equipment
26 required to operate and maintain the building, provided that no
27 linear dimension of any such structure exceeds 50% of the
28 corresponding road lot line frontage; or towers and monuments, fire
29 towers, hose towers, cooling towers, grain elevators, gas holders or

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

1 other structures, where the manufacturing process requires a greater
2 height, provided that all such structures which exceed the heights
3 otherwise permitted in the zone shall not occupy more than 25% of
4 the area of the lot and shall be set back at least 50 feet from every
5 lot line which is not a road right-of-way line.]

6 **(3) ROOF STRUCTURES, INCLUDING GABLE ROOF**
7 **SYSTEMS WITH APPROVED LIVING SPACE, PARAPETS,**
8 **FIRE WALLS, BULKHEADS, WATER TANKS, SCENERY**
9 **LOFTS, SOLAR PANELS, VENTILATING FANS OR**
10 **SIMILAR EQUIPMENT REQUIRED TO OPERATE AND**
11 **MAINTAIN THE BUILDING, OR OTHER**
12 **ARCHITECTURAL FEATURES NOT LISTED HEREIN BUT**
13 **DEEMED TO BE SIMILAR IN NATURE AND SCALE TO**
14 **THOSE FEATURES LISTED HEREIN;**

15 **(4) TOWERS AND MONUMENTS, FIRE TOWERS, HOSE**
16 **TOWERS, COOLING TOWERS, SILOS, GRAIN**
17 **ELEVATORS, GAS HOLDERS, OR OTHER STRUCTURES**
18 **WHERE THE MANUFACTURING PROCESS REQUIRES A**
19 **GREATER HEIGHT, PROVIDED THAT ALL SUCH**
20 **STRUCTURES WHICH EXCEED THE HEIGHT**
21 **LIMITATIONS OTHERWISE PERMITTED IN THE ZONE**
22 **SHALL NOT OCCUPY MORE THAN 25% OF THE AREA OF**
23 **THE PARCEL OR LOT AND SHALL BE SET BACK AT**
24 **LEAST 50 FEET FROM EVERY LOT LINE.**

25 B. Fences and walls. Fences and walls may be located in required yards in
26 accordance with the following:

27
28 (1) Front yards. For single-family detached units, walls and fences shall not
29 exceed four feet in height above ground elevation. Where fences and walls
30 are an integral part of the unit design and are applied in a consistent and

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

1 coordinated pattern throughout the project, fences and walls may be
2 constructed to a maximum of six feet above ground elevation.
3

4 (2) Rear and side yards. Walls and fences shall not exceed eight feet
5 in height above ground elevation. Tennis court fences shall not exceed 12
6 feet.
7

8 (3) Security fences for business, industrial or institutional uses shall not
9 exceed 10 feet in height above the elevation of the surface of the ground
10 unless otherwise necessary to comply with screening requirements.
11

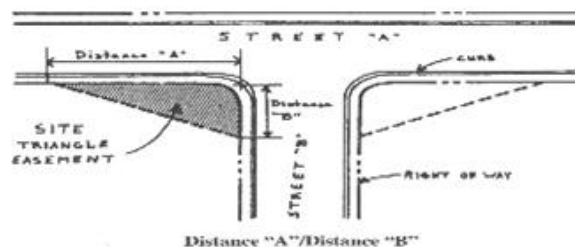
12 **(4) FENCES NOT EXCEEDING SEVEN FEET IN HEIGHT ABOVE**
13 **GROUND ELEVATION ARE NOT REQUIRED TO OBTAIN A**
14 **BUILDING PERMIT. FENCES OVER SEVEN FEET IN HEIGHT**
15 **ABOVE GROUND ELEVATION ARE REQUIRED TO OBTAIN A**
16 **BUILDING PERMIT PERTAINING TO THE INSTALLATION OF**
17 **SUPPORT FOOTINGS.**
18

19 Article II, § 297-28. Visibility at intersecting roads.

20 [Sight triangles shall be required and shall include the area on each street or road
21 corner that is bounded by the line which connects the sight or "connecting" points
22 located on each of the right-of-way lines of the intersecting street. The location of
23 structures exceeding 30 inches in height that would obstruct the clear sight across
24 the area of the sight triangle shall be prohibited, and a public right-of-entry shall be
25 reserved for the purpose of removing any object or material that obstructs the clear
26 sight. The distances shown in Figure II-I between the connecting points and the
27 intersection of the right-of-way lines shall be required as sight triangles.] **SIGHT**
28 **DISTANCE AT INTERSECTING ROADS IS REGULATED WITHIN THE**
29 **CHARLES COUNTY ROAD ORDINANCE.**

10

30 [Figure II-1
31 Sight Triangle Easements]



32
Asterisks *** mean intervenir
NOTE: CAPITALS indicate l.
[Brackets] indicate language c

["B" Street Type]

["A" Street Type]	[Local]	[Collector]	[Arterial]
[Local]	[30/30]	[30/100]	[30/120]
[Collector]	[100/30]	[100/100]	[100/120]
[Arterial]	[120/30]	[120/100]	[120/120]

2

3

Article II, § 297-29. Accessory uses and structures.

4

5

B. The following accessory uses shall be permitted, and the following restrictions shall apply in agricultural and residential zones upon issuance of a zoning permit in accordance with the following:

6

7

8

9

(5) No agricultural or residential accessory use or structure shall be established within six feet or any side or rear lot line, **EXCEPT IN THE FOLLOWING SITUATIONS:**

10
11

12

(I) WHEN LOCATED ON A SINGLE-FAMILY ATTACHED OR MULTI-FAMILY USE LOT THAT IS ENCLOSED WITH A SOLID FENCE, IN ACCORDANCE WITH §297-27 OF THIS CHAPTER, AN ACCESSORY USE OR STRUCTURE IS PERMITTED TO ABUT ANY SIDE OR REAR LOT LINE; SUBJECT TO APPLICABLE INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC) REQUIREMENTS.

13

14

15

16

17

18

19

(II) WHEN A REAR LOADED DETACHED GARAGE IS ACCESSED VIA A PRIVATE ROADWAY, THE REAR LOADED DETACHED GARAGE IS PERMITTED TO ABUT THE REAR LOT LINE; SUBJECT TO APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS.

20

21

22

23

24

[Business, industrial and institutional accessory structures shall be subject to the same front, side and rear yards as required for the principal structure.]

25

26

27

(7) An **AGRICULTURAL OR SINGLE-FAMILY DETACHED** accessory structure which does not abut the principal building shall be located [at least] **A**

28

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

1 MINIMUM OF six feet from any other building on the same lot. **WHEN**
2 **LOCATED ON A SINGLE-FAMILY ATTACHED OR MULTI-FAMILY**
3 **USE LOT, AN ACCESSORY STRUCTURE THAT DOES NOT ABUT THE**
4 **PRINCIPAL BUILDING SHALL BE LOCATED A MINIMUM OF TWO**
5 **FEET FROM ANY OTHER BUILDING ON THE SAME LOT, SUBJECT**
6 **TO APPLICABLE INTERNATIONAL BUILDING CODE (IRC)**
7 **REQUIREMENTS.**

8 *****
9 Article III, § 297-49. Word usage; definitions.

10 *****
11 E. Definitions.

12 *****
13 **ACCENTUATE (ACCENTUATED) – TO MAKE MORE NOTICEABLE OR**
14 **PROMINENT; TO ADD VISUAL DETAIL AND EMPHASIS.**

15 *****
16 **ARCHITECTURAL FEATURES – THE UNIQUE DETAILS AND**
17 **COMPONENT PARTS THAT, TOGETHER, FORM THE**
18 **ARCHITECTURAL STYLE OF BUILDINGS, HOUSES, AND OTHER**
19 **STRUCTURES. THESE FEATURES INCLUDE BUT ARE NOT LIMITED**
20 **TO ACCENTUATED WINDOWS AND DOORWAYS, BALCONIES, BAY**
21 **WINDOWS, CHIMNEYS AND LOUVERS. BRICK HERRINGBONE**
22 **PATTERNS OR FAUX CLOSED EXTERIOR SHUTTERS ARE**
23 **PERMITTED, IN LIEU OF FUNCTIONAL WINDOWS, SO LONG AS**
24 **THEY ARE INTEGRATED INTO THE VENEER OF THE FAÇADE.**

25 *****
26 **ARTICULATION (ARTICULATED) – A METHOD OF ACCENTUATING**
27 **BUILDING FAÇADES VIA THE INCORPORATION OF**
28 **ARCHITECTURAL FEATURES. ARTICULATION ACCENTUATES THE**
29 **VISIBLE ASPECT OF THE DIFFERENT PARTS OF A BUILDING. THE**
30 **ARTICULATION OF A BUILDING REVEALS HOW THE PARTS FIT**
31 **INTO THE WHOLE BY EMPHASIZING EACH PART SEPARATELY.**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

**BUILDING, HEIGHT – AS DEFINED BY THE INTERNATIONAL
BUILDING CODE EDITION ADOPTED BY CHARLES COUNTY.**

**BUILDING RESTRICTION (OR BUILDING SETBACK) LINE – SEE
“SETBACK”.**

**COMMUNITY DOG PARK – A PARCEL OF LAND OWNED BY A
COMMUNITY HOMEOWNERS OR CONDOMINIUM ASSOCIATION
FOR DOGS TO EXERCISE AND PLAY OFF-LEASH, IN A CONTROLLED
ENVIRONMENT, UNDER THE SUPERVISION OF THEIR OWNERS.
THIS USE IS TO BE LOCATED AT LEAST FIFTY (50) FEET FROM THE
CLOSEST RESIDENTIAL LOT, OR IT SHALL BE SCREENED VIA A
BUFFERYARD D, AS ILLUSTRATED IN ARTICLE XXIII, SECTION §
297-385 OF THIS CHAPTER. MINIMUM AMENITIES SHALL INCLUDE
RULES AND REGULATIONS SIGNAGE, A SIX (6) FOOT COATED
CHAIN-LINK FENCE (OR EQUIVALENT QUALITY) AROUND THE
PERIMETER, WITH DOUBLE GATED ENTRY, SEATING AREA, WASTE
BAG DISPENSER AND WASTE DISPOSAL RECEPTACLE. OPERATION
OF THE COMMUNITY DOG PARK SHALL BE REGULATED BY THE
COMMUNITY ASSOCIATION.**

**COMMUNITY GARDEN – A PARCEL OF LAND OWNED BY A
COMMUNITY HOMEOWNERS OR CONDOMINIUM ASSOCIATION
DESIGNATED FOR MEMBERS OF THE ASSOCIATION TO CULTIVATE
VEGETABLES, FRUITS AND FLOWERS. A WATER SOURCE WILL BE
SUPPLIED VIA OUTDOOR SPIGOTS, OR SIMILAR SOURCE.
OPERATION OF THE COMMUNITY GARDEN SHALL BE REGULATED
BY THE COMMUNITY ASSOCIATION.**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

FAÇADE – ANY OF THE EXTERIOR FACES OF A BUILDING.

FIBER CEMENT SIDING – MANUFACTURED THIN SECTION COMPOSITES OF HYDRAULIC CEMENTITIOUS MATRICES AND DISCRETE NON-ASBESTOS FIBERS CONFORMING TO THE ASTM C1186, TYPE A, GRADE II STANDARD.

HEIGHT, BUILDING – SEE “BUILDING, HEIGHT”.

HIGH VISIBILITY, LOT – SEE “LOT, HIGH VISIBILITY”.

LOT, HIGH VISIBILITY – A LOT WHERE ONE OR MORE OF THE EXTERIOR FACADE WALLS (END/REAR) ARE PROMINENT (SUCH AS CORNER LOTS AND LOTS VISIBLE FROM PUBLIC SPACES, RECREATION AREAS, STREETS AND PARKING LOTS, OR BECAUSE OF TOPOGRAPHY OR ROAD CURVATURE).

PARKING, VISITOR – PARKING AREAS WITHIN A RESIDENTIAL COMMUNITY THAT ARE IN ADDITION TO REQUIRED PARKING SPACES PER UNIT, WHICH ARE UTILIZED BY VISTORS TO, AND NOT RESIDENTS OF, THE NEIGHBORHOOD.

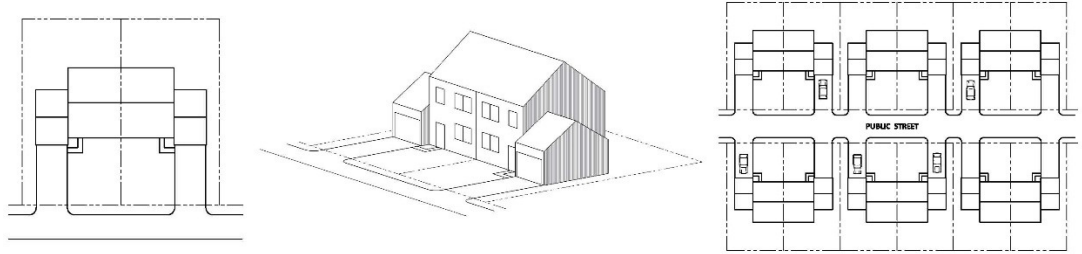
PATIO – A UNCOVERED AREA THAT IS PAVED WITH CONCRETE, BRICK, OR OTHER MASONRY MATERIAL AND DOES NOT POSSESS A PERMANENT ROOF STRUCTURE OR WALLS.

PORCH- A COVERED AREA PROJECTING FROM AND STRUCTURALLY CONNECTED TO A BUILDING, WITH A SEPARATE ROOF, THAT IS NOT USED FOR LIVABLE SPACE.

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

1
2
3

Residence, Duplex – A two-family residential use in which the dwelling units share a common wall, including the wall of an attached garage or porch.

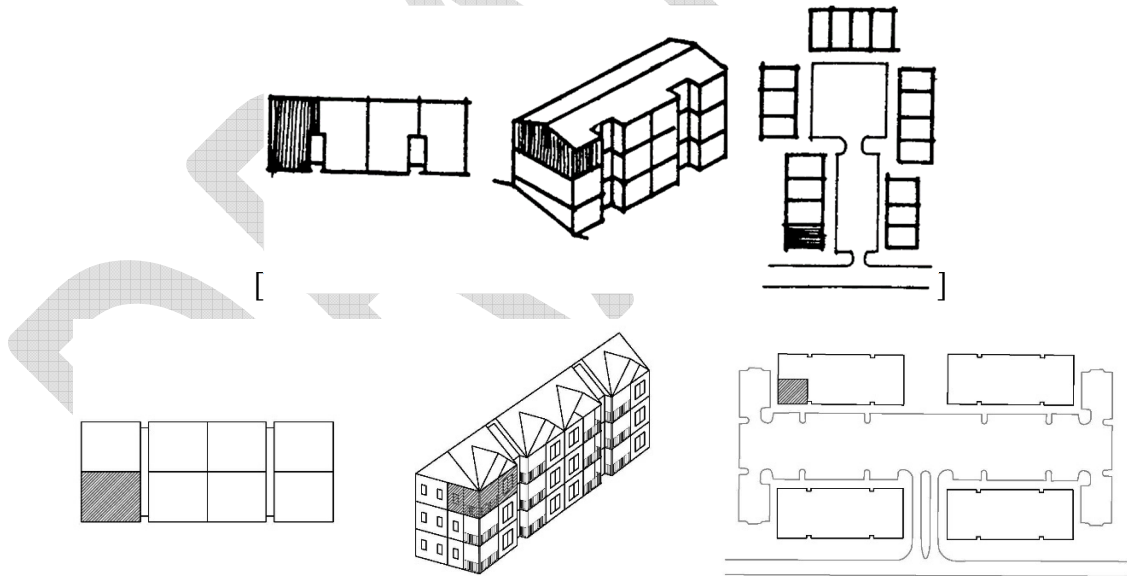


4
5

RESIDENCE, DUPLEX: PERSPECTIVE AND LAYOUT.

6
7
8

Residence, Garden Apartment – A building containing four or more dwelling units off a common entry with no more than three stories.



9

10
11

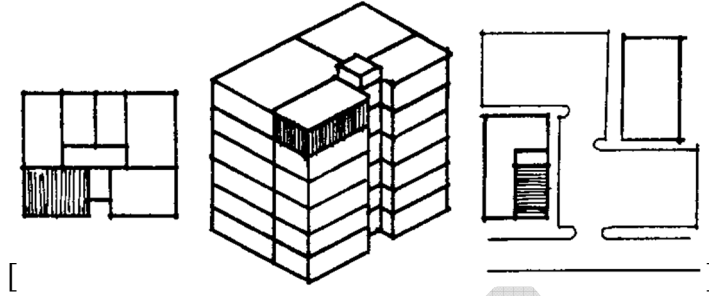
RESIDENCE, GARDEN APARTMENT: PLAN, PERSPECTIVE AND LAYOUT.

12
13
14
15

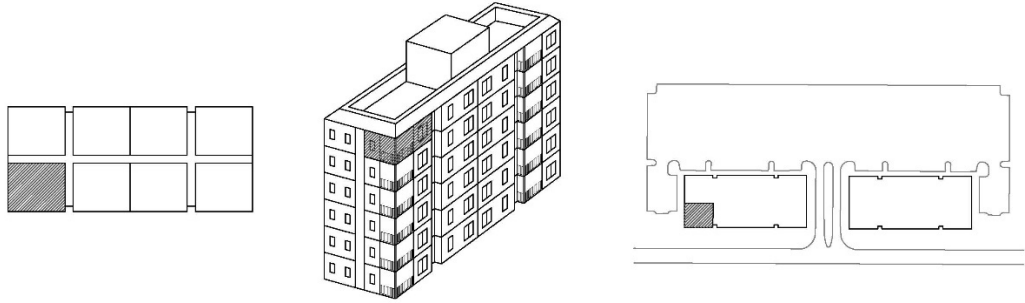
Residence, High-Rise - A building containing eight or more dwelling units with six or more stories and a common entry.

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

1



2



3

RESIDENCE, HIGH-RISE: PLAN, PERSPECTIVE AND LAYOUT.

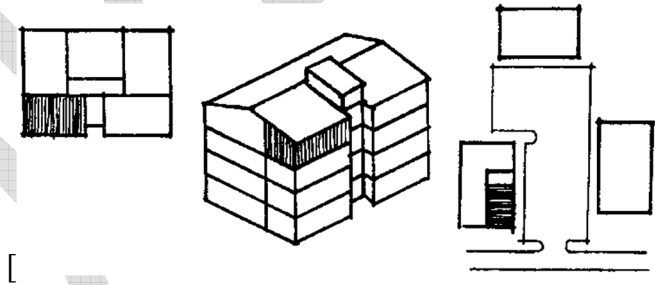
4

5

Residence, Mid-Rise – A building containing eight or more dwelling units off a common entry with four or five stories.

6

7



8

RESIDENCE, MID-RISE: PLAN, PERSPECTIVE AND LAYOUT.

9

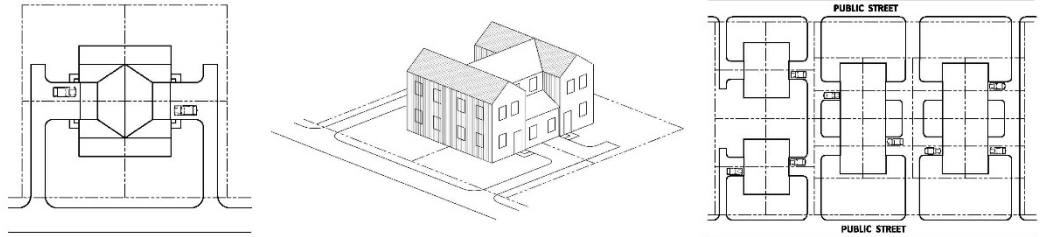
10

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

1 Residence, Multiplex – A building containing three or more attached dwellings
 2 units having common walls or roof and separate entry for each.



7 *Residence, Multiplex: plan, perspective and layout.*



10 **RESIDENCE, MULTI-PLEX: PLAN, PERSPECTIVE AND LAYOUT.**

11 *****

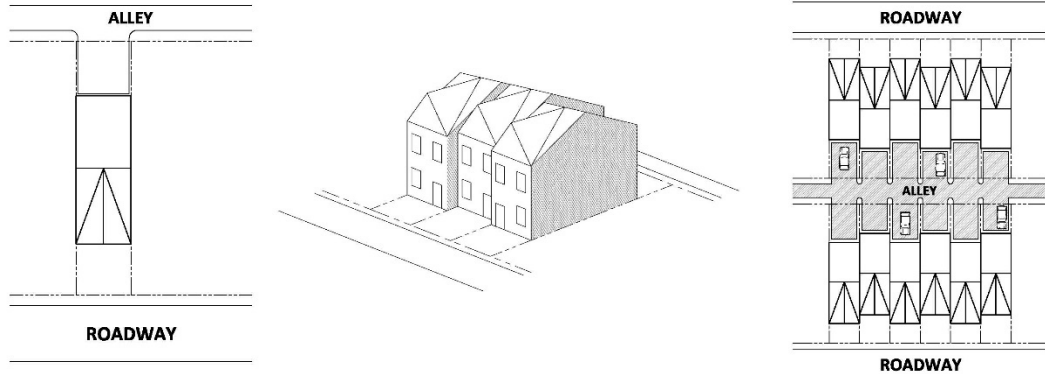
12 Residence, Townhouse - A building containing three or more attached dwelling
 13 units in a row having access from the front and rear of the dwelling.



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

1
2

**RESIDENCE, TOWNHOUSE: PLAN, PERSPECTIVE AND LAYOUT
(FRONT LOAD GARAGE).**



3
4

**RESIDENCE, TOWNHOUSE: PLAN, PERSPECTIVE AND LAYOUT
(REAR LOAD GARAGE).**

5
6

7
8

**SCREENING (SCREENED) – A METHOD OF VISUALLY SHIELDING OR
OBSCURING ONE ABUTTING OR NEARBY USE OR STRUCTURE
FROM ANOTHER. ACCEPTABLE METHODS INCLUDE FENCES,
WALLS, EARTHEN BERMS, CHANGE OF GRADE, DENSE NATURAL
VEGETATION OR TREES, OR DENSELY PLANTED VEGETATION OR
LANDSCAPING.**

9
10

11
12

13
14

**Setback (BUILDING RESTRICTION LINE OR BUILDING SETBACK) - A
line which is a required minimum distance from the road right-of-way and any lot
line that establishes the area within which buildings or structures must be erected
or placed.**

15
16

17
18

19
20

**STREETSCAPE – THE VISUAL ELEMENTS OF THE STREET
INCLUDING THE ROADWAY, ADJACENT STRUCTURES,
PEDESTRIAN AND BICYCLE FACILITIES, STREET FURNITURE,
LANDSCAPING AND OPEN SPACE THAT COMBINE TO FORM THE**

21
22

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

STREET’S CHARACTER.

TOT-LOT – A DESIGNATED RECREATION AREA FOR YOUNG CHILDREN, WHICH POSSESSES IMAGINATIVE PLAY APPARATUS, SUCH AS ACTIVITY CENTERS, BALANCE BEAMS, CRAWL TUBES, CLIMBERS, MONKEY BARS, PLAYHOUSES, SANDBOXES, SLIDES, SWINGS, ETC., AND INCLUDES A SEATING AREA FOR ADULTS, IN A CLEARLY DEFINED SPACE. TOT LOTS ADDITIONALLY INCLUDE APPROPRIATE AGE RANGE AND WARNING SIGNAGE, AS WELL AS PERIMETER DEFINING FENCING WHEN THEY ARE LOCATED WITHIN FIFTY (50) FEET OF ANY PUBLIC OR PRIVATE ROAD OR STREET.

VISITOR, PARKING – SEE “PARKING, VISITOR”.

Article V, § 75, Figure V-1 – Maximum Residential Densities
(Dwelling Units Per Acre)

Incorporated herein as Attachment A.

Article VI, § 90, Figure VI-4 –Schedule of Zone Regulations:
Development District Residential Zones

Incorporated herein as Attachment B.

Article VI, §95, Figure VI-7 – Schedule of Zone Regulations:
Town Center Core Mixed Use Zones

Incorporated herein as Attachment C.

Article VI, §97, Figure VI-9 – Schedule of Zoning Regulations:
Activity Center Zones

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

Incorporated herein as Attachment D.

Article VII §106, Figure VII-2– Schedule of Zone Regulations:
Planned Residential Development (PRD) Zone

Incorporated herein as Attachment E.

Article VII § 107, Figure VII-3 – Schedule of Zone Regulations:
Mixed Use (MX) Zone

Incorporated herein as Attachment F.

Article VII § 111, Figure VII-5A – Schedule of Zone Regulations:
Transit-Oriented Development (TOD) Zone

Incorporated herein as Attachment G.

Article XIII § 297-212. Uses corresponding with Table of Permissible Uses.

3.02.100 Single-family attached residential: duplex.

B. The conditions for this use are the same as specified below for 3.02.200
Single-family attached residential: townhouse [.] , **WHERE**
APPLICABLE.

3.02.200 Single-family attached residential: townhouse.

This use is permitted with conditions in the RM and RH Zones and in the PRD,
MX, TOD, CER, [CMR,] CRR, **CMR**, WC, and AUC Zones, subject to the
requirements below. Where this use is shown and approved on a master plan or
preliminary plan of subdivision, it is permitted in the PUD and WPC Zones, subject
to the [following] requirements **BELOW. WHERE THE TEXT OF THIS**
SECTION MAY CONFLICT WITH THE SCHEDULE OF ZONE

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

1 **REGULATIONS CONTAINED IN FIGURES VI-4, VI-7, VI-9, VII-2, VII-3,**
2 **OR VII-5A, THE TEXT OF THIS SECTION SHALL PREVAIL.**

3
4 **A. TRANSITIONAL PROVISION. APPLICATIONS FOR**
5 **PRELIMINARY SUBDIVISION PLANS THAT INCLIUDE SINGLE-**
6 **FAMILY ATTACHED DWELLING UNITS, SUBMITTED AFTER**
7 **(INSERT EFFECTIVE DATE HERE), SHALL BE SUBJECT TO**
8 **FULL COMPLIANCE WITH THE REQUIREMENTS HEREIN.**

9 **[A.]B. PLANNED DEVELOPMENT ZONES.** This use is permitted in the PRD,
10 MX and TOD Zones subject to all applicable provisions of Article VII,
11 Planned Development Zones.

12 **[B.]C. Landscaping.** A landscaping plan and schedule of planting shall be included
13 with the **MAJOR [s]Site DEVELOPMENT [p]Plan** which satisfies the
14 following requirement: Areas not occupied by buildings, roads, parking
15 areas, service areas or other required or permitted uses, including open
16 spaces and usable recreation areas, shall be landscaped by lawn, trees,
17 shrubs, gardens or other suitable ground cover.

18 **[C.]D. Building requirements and STREETSCAPE relationship.** [w]Within the
19 RM, RH, PUD, WPC, PRD, MX, TOD, CER, CMR, and CRR Zones[:]

20 **THE FOLLOWING REQUIREMENTS APPLY:**

- 21 (1) Dwelling units per structure. [There shall be no more than four units
22 within a townhouse building or structure when averaged throughout
23 the entire proposed development, but in no case more than six
24 dwelling units shall be contained in a townhouse structure.
25 Deviations from this standard may be approved by the County
26 Commissioners as part of the Planned Development Zone approval
27 or in the CRR and CER Zones upon the demonstration by the
28 applicant that the design is superior in achieving the objectives and

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

purposes of the zone.]

(A) THERE SHALL BE NO MORE THAN SIX DWELLING UNITS WITHIN A TOWNHOUSE STRUCTURE WHEN AVERAGED THROUGHOUT A PROPOSED DEVELOPMENT PLAN, BUT IN NO CASE SHALL MORE THAN EIGHT DWELLING UNITS BE PERMITTED IN A TOWNHOUSE STRUCTURE.

(2) MINIMUM WIDTH OF TOWNHOUSE DWELLING UNITS.

(A) IN THE PUD, TOD, PRD, CER, CRR, CMR, MX, AUC, WC, AND WPC ZONES WHERE NO INTEGRAL GARAGE IS PROVIDED, OR WHERE THE INTEGRAL GARAGE IS IN THE REAR OF THE UNIT, THE MINIMUM WIDTH OF A TOWNHOUSE DWELLING UNIT SHALL BE AT LEAST SIXTEEN (16) FEET.

(B) IN ALL OTHER ZONES, OR WHERE THE INTEGRAL GARAGE IS IN THE FRONT OF THE UNIT, THE MINIMUM WIDTH OF A TOWNHOUSE DWELLING UNIT SHALL BE AT LEAST EIGHTEEN (18) FEET.

(C) TOWNHOUSE STRUCTURES CONTAINING LOTS OF IDENTICAL WIDTH ARE PROHIBITED. END UNIT LOTS SHALL BE A MINIMUM OF FOUR FEET WIDER THAN THE INTERIOR LOTS.

[(2)](3)Setbacks between buildings. The minimum distance between any two unattached dwelling structures is 25 feet. The setback can be increased to 40 feet if the dwelling structures are face-to-face. The

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

1 point of measurement shall be the exterior walls of the structures
2 and does not include balconies or other architectural features. [A
3 walkway] **SIDEWALKS AND WALKWAYS PROVIDING**
4 **PEDESTRIAN CONNECTIVITY** may be provided between
5 buildings without meeting the setback. [if approved by the County
6 Commissioners as part of the Planned Development Zone approval
7 based upon the demonstration by the applicant that the design is
8 superior in achieving the objectives and purposes of the zone.]

9 **(4) ENTRANCES. ALL PRIMARY FRONT OR SIDE**
10 **ENTRANCES TO A TOWNHOUSE DWELLING UNIT**
11 **SHALL POSSESS:**

12 **(A) DISTINCTIVE ENTRY DOORS AND DOOR FRAME**
13 **DETAILING, SUCH AS SIDELIGHTS, TRANSOMS,**
14 **PEDIMENT AND PILASTERS, OR EQUIVALENT**
15 **TREATMENTS.**

16 **(B) A COMBINATION OF ENHANCED ENTRYWAY**
17 **TRANSITIONS AND TREATMENTS, SUCH AS**
18 **WALKWAY PAVERS, MASONRY STOOPS, STAIR**
19 **RAILINGS, COVERED PORTICOS, DECORATIVE**
20 **LIGHT FIXTURES, AND OTHER**
21 **COMPLEMENTARY HARDSCAPE ELEMENTS.**

22 **(C) HOME ADDRESS NUMBERS, ASSIGNED BY 911**
23 **ADDRESSING, FACING THE CORRESPONDING**
24 **STREET NAME.**

25 **(5) DECKS. DECK DESIGNS, MATERIAL CHOICES, AND**
26 **FINISHING TREATMENTS SHALL BE CONSISTENT**
27 **THROUGHOUT A GIVEN COMMUNITY AND**
28 **REGULATED BY THE COUNTY ARCHITECTURAL**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

REVIEW PROCESS.

(6) OFF-SETS. THE MINIMUM OFF-SET BETWEEN DWELLING UNITS IN A TOWNHOUSE STRUCTURE IS TWO FEET. MASONRY VENEER PROVIDED ON THE FRONT FAÇADE SHALL BE WRAPPED TO MEET THE COMMON WALL OF THE ADJACENT DWELLING UNIT ON INTERIOR UNITS AND A MINIMUM OF TWO FEET ON END UNITS.

(7) SETBACKS. IN THE RM, RH, PRD, MX, TOD, CER, CMR, CRR, WC, AND AUC ZONES, FRONT AND REAR SETBACKS FOR SINGLE-FAMILY ATTACHED DWELLING UNITS ARE DETERMINED BASED UPON THE FOLLOWING CHARACTERISTICS:

- (A) WITHOUT ON-LOT GARAGE.**
- (B) WITH AN ATTACHED/INTEGRATED FRONT LOAD GARAGE.**
- (C) WITH AN ATTACHED/INTEGRATED REAR LOADED GARAGE.**
- (D) WITH ON-LOT DETACHED GARAGE.**

THE REQUIRED FRONT AND REAR SETBACKS ARE LISTED WITHIN THE SCHEDULE OF ZONE REGULATIONS - FIGURES (VI-4, VI-7, VI-9, VII-2, VII-3, AND VII-5A), WHICH ARE SPECIFIC TO EACH INDIVIDUAL ZONE IN WHICH THIS USE IS PERMITTED.

[(3)](8) Distance to service areas. No dwelling structure shall be closer than [20 feet to any interior driveway or closer than] 15 feet to any [off-street] parking area **THAT IS BOTH OFF-STREET AND OFF-LOT [, excluding garages built into an individual dwelling unit].**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

[(4)](9) Rear yard access. All dwelling units shall be situated so as to provide [adequate] access to **THE** rear yards, **VIA INTERCONNECTED SIDEWALKS, HARD SURFACE WALKWAYS, AND/OR PRIVATE ROADWAY.** [except in the CRR and CER Zones.]

[(5) The rears of townhouse buildings shall either be effectively screened by other structures, landscaping, berms or fencing from views from public spaces, such as recreational areas, streets and parking lots, or the rears of townhouse buildings shall be designed so that they have similar features to the fronts (such as reverse gables, bay windows, shutters, trim, entry doors and other architectural features) and shall be designed, along with the sides, to appear as a whole object, such that the front, side and rear facades are compatible with each other and contain common design elements.] **(11) REAR WALLS. SHALL BE SCREENED FROM VIEWS OF PUBLIC SPACES, RECREATION AREAS, STREETS AND PARKING LOTS OR ARTICULATED WITH ARCHITECTURAL FEATURES WHICH MIRROR THE DETAILS PROVIDED ON THE FRONT FAÇADE AND SHALL BE DESIGNED SUCH THAT THE FRONT, END AND REAR FACADES ARE COMPATIBLE AND CONTAIN COMMON DESIGN ELEMENTS IN A BALANCED COMPOSITION. HIGH VISIBILITY LOTS WHERE REAR WALLS ARE PROMINENT WILL BE SUPPLIED WITH SPECIFIC ARCHITECTURAL FEATURES TO BE DETERMINED DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS.**

[(6) Side and rear walls shall be articulated with doors, windows, recesses, chimneys or other architectural treatments. All end walls shall have a minimum of two architectural features, and lots where end walls are prominent (such as corner lots and lots visible from public spaces, streets or because of topography or road curvature) shall have additional end wall features in a balanced composition.] **(10) END WALLS. SHALL BE ARTICULATED WITH ARCHITECTURAL FEATURES WHICH MIRROR THE DETAILS PROVIDED ON THE FRONT FAÇADE AND SHALL BE DESIGNED SUCH THAT THE FRONT, END, AND REAR FACADES ARE COMPATIBLE AND**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

CONTAIN COMMON DESIGN ELEMENTS IN A BALANCED COMPOSITION. ALL END WALLS SHALL HAVE A MINIMUM OF TWO ARCHITECTURAL FEATURES PER STORY, UNLESS OTHERWISE APPROVED DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS. HIGH VISIBILITY LOTS WHERE THE END WALLS ARE PROMINENT WILL BE SUPPLIED WITH SPECIFIC ARCHITECTURAL FEATURES TO BE DETERMINED DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS.

[(7)] (12) Above-grade foundation walls. **THESE WALLS** shall be clad with finish materials compatible with the primary façade materials[,] **OR SHALL BE TEXTURED OR FORMED TO SIMULATE A CLAD FINISHED MATERIAL SUCH AS BRICK, DECORATIVE BLOCK, OR STUCCO.** [f]Finished stucco and stamped concrete [may be] **IS** permitted and[,if permitted,] shall be of a color compatible with the primary façade colors. **EXPOSED FOUNDATION WALLS OF UNCLAD OR UNFINISHED CONCRETE ARE PROHIBITED.**

[(8)] (13) **BUILDING MATERIALS.**

(A) **MASONRY PERCENTAGE.** At least 60% of the exterior of each townhouse building shall consist of brick or stone **MASONRY VENEER, EXCEPT:**

- (1) **WHEN HIGH QUALITY BUILDING MATERIALS, SUCH AS FIBER CEMENT, FIBER GLASS, OR POLYMERIC SIDINGS, ARE PROVIDED, INSTEAD OF VINYL SIDING, THE PERCENTAGE CAN BE REDUCED TO 20% MASONRY VENEER COVERAGE. THE REMAINING 80% OF THE EXTERIOR WALL SURFACE AREAS SHALL**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

CONSIST OF SUCH HIGH-QUALITY BUILDING MATERIALS. THESE COVERAGE PERCENTAGES EXCLUDE THE SURFACE AREA OF THE EXTERIOR WINDOWS AND DOORWAYS.

(B) COLOR SCHEMES AND MATERIAL SELECTIONS. ALL DWELLING UNITS IN A SINGLE-FAMILY ATTACHED BUILDING SHALL BE DESIGNED FOR DISTINCTIVENESS AND AVOIDANCE OF COLOR AND MATERIAL REPETITION. UNLESS OTHERWISE APPROVED DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS, EARTH TONES AND PASTEL COLORS ARE REQUIRED, SPECIFICALLY RELATED TO MASONRY AND SIDING APPLICATIONS. NON-TRADITIONAL COLOR SCHEMES CAN BE PROPOSED FOR CONSIDERATION ON A CASE-BY-CASE BASIS.

(C) MOUNT VERNON VIEWSHED. IF SPECIFIC LOTS IN A SUBDIVISION ARE IDENTIFIED AS BEING LOCATED IN THE AREA OF PRIMARY CONCERN FOR THE MOUNT VERNON VIEWSHED, THE MOUNT VERNON VIEWSHED DESIGN GUIDELINES SHALL APPLY IN DETERMINING THE APPROPRIATE COLOR SCHEMES.

(14) ROOFLINES.

(A) ROOF DESIGN SHALL CONSIDER ALL EDGES OF THE ROOF, INCLUDING EAVES AND GABLES. AN OVERHANG ON ROOF EAVES AND GABLE ENDS

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

OF TWELVE (12) INCHES, WITH FASCIA BOARD, MUST BE PROVIDED UNLESS OTHERWISE APPROVED DURING THE COUNTY ARCHITECTURAL REVIEW PROCESS.

(B) FRONT ELEVATION ROOFLINES SHALL INCLUDE ARCHITECTURAL FEATURES SUCH AS DORMERS OR GABLES ON THE MAJORITY OF UNITS WITHIN A SINGLE-FAMILY ATTACHED BUILDING OR STRUCTURE.

(C) FRONT ELEVATION ROOFLINES SUPPLIED WITH NON-FUNCTIONAL DORMERS SHALL BE PROVIDED WITH OPAQUE WINDOW FILM OR SPANDREL GLASS WINDOWS TO CONCEAL VISIBILITY OF THE INTERIOR ROOF FRAMING.

(D) ROOFTOP DECKS FOR OUTDOOR ENTERTAINMENT ARE PERMITTED SUBJECT TO DEMONSTRATION OF COMPLIANCE WITH APPLICABLE INTERNATIONAL BUILDING CODE (IBC) REGULATIONS AND SHALL BE ARCHITECTURALLY INTEGRATED INTO THE ROOFLINE VIA DECORATIVE FENCING AND/OR PARAPET WALL.

[(9)] (15) SQUARE FOOTAGE. The minimum square footage of finished livable space, not to include the square footage enclosed by garages, porches, decks, unfinished basement or attic areas, will not be less than 1,250 square feet; subject to the following:

(a) [25%] **50%** of the units may be a minimum of 1,250

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

- 1 square feet.
- 2 [(b) 25% of the units may be a minimum of 1,450 square
- 3 feet.]
- 4 [(c)] **(B)** Remaining units must be a minimum of 1,650
- 5 square feet.
- 6 [(d)] **(C)** Dwelling units less than 1,650 square feet are to be
- 7 mixed within each subdivision.

8 [D.] **E.** Within the WC and AUC Zones:

- 9 (1) Development shall comply with all applicable requirements of
- 10 §297-[96]**97, ACTIVITY CENTER ZONES.**
- 11 (2) Buildings shall be sited and designed to comply with the Downtown
- 12 Waldorf Vision Plan and Design Guidelines.
- 13 (3) Attached dwellings (Townhouse and Multiplex) shall not be
- 14 constructed on lots abutting a principal arterial highway (U.S. 301)
- 15 or a Waldorf Urban Major Collector as identified in the Waldorf
- 16 Downtown Design Guidelines.

17 [E.] **F.** Requirements for dwelling units located on a public way.

- 18 (1) All lots within a development of this use shall, at minimum, front on
- 19 a public way. A public way intended for pedestrian circulation shall
- 20 have a minimum width of five (5) feet. Public ways intended for
- 21 automobile parking and circulation shall meet the requirements of
- 22 Article XVI, **ADEQUATE PUBLIC FACILITIES**
- 23 **REQUIREMENTS**, of this chapter.
- 24 (2) Within the WC and AUC Zones, public ways shall comply with the
- 25 requirements of §297-[96]**97, Activity Center Zones**, and the
- 26 standards of the Downtown Waldorf Vision and Design Guidelines.
- 27 (3) All public ways or other common facilities within a development of
- 28 this use shall be maintained by the property owners within the same

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

development.

[F.] **G. MAJOR Site DEVELOPMENT** pPlan approval. Site approval shall be required for all developments of this use and shall contain all the elements required in Appendix A-1 OF THIS CHAPTER.

H. RECREATIONAL AMENITIES. A DEVELOPMENT OF THIS USE SHALL INCLUDE ACTIVE RECREATIONAL FACILITIES, CONSISTENT WITH THE REQUIREMENTS ESTABLISHED IN FIGURE XI-3, IN SECTION §297-228 OF THIS CHAPTER.

I. REQUIRED PARKING.

(1) **REQUIRED PARKING SHALL BE PROVIDED FOR ALL DEVELOPMENT OF THIS USE IN ACCORDANCE WITH FIGURE XX-1, TABLE OF PARKING REQUIREMENTS, LOCATED IN ARTICLE XX OF THIS CHAPTER.**

(2) **THE PARKING SPACE REQUIREMENT FOR SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS MAY BE SATISFIED VIA SOME COMBINATION OF THE FOLLOWING: AN ON-LOT DRIVEWAY, AN INTEGRAL GARAGE, A DETACHED GARAGE ON LOT, OR OFF-LOT PARKING THAT IS WITHIN 200 FEET OF THE ASSOCIATED LOT ALONG A DESIGNATED PEDESTRIAN LINKAGE AS SHOWN ON THE CORRESPONDING PEDESTRIAN CONNECTIVITY MAP.**

J. VISITOR PARKING.

(1) **A DEVELOPMENT OF THIS USE SHALL PROVIDE ADDITIONAL PARKING SPACES THAT ARE SPECIFICALLY DESIGNATED AS VISITOR PARKING. THE AMOUNT OF VISITOR PARKING PROVIDED SHALL BE A MINIMUM OF TEN (10%) PERCENT ABOVE THE**

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

1 TOTAL PARKING REQUIREMENT PER FIGURE XX-1,
2 TABLE OF PARKING REQUIREMENTS, LOCATED IN
3 ARTICLE XX OF THIS CHAPTER.

4 (2) REQUIRED VISITOR PARKING SHALL NOT BE
5 COUNTED TOWARDS PARKING REQUIREMENTS FOR
6 INDIVIDUAL DWELLING UNITS.

7 (3) REQUIRED VISITOR PARKING SHALL NOT BE
8 PROVIDED ON AN INDIVIDUAL LOT AND WILL
9 CONSTITUTE PARKING AVAILABLE FOR THE USE OF
10 VISITORS TO ANY RESIDENT OF THE DEVELOPMENT.

11 **K. DRIVEWAYS AND GARAGES.**

12 (1) DRIVEWAYS MUST BE ASPHALT, COBBLESTONE,
13 CONCRETE, OR MASONRY PAVERS, UNLESS
14 OTHERWISE APPROVED DURING THE COUNTY
15 ARCHITECTURAL REVIEW PROCESS. DRIVEWAY
16 APRONS ACCESSING PUBLIC ROADS MUST BE
17 CONSTRUCTED OF MATERIALS CONSISTENT WITH
18 THE CHARLES COUNTY STANDARD DETAIL MANUAL.

19 (2) ALL GARAGE DOORS MUST POSSESS ARCHITECTURAL
20 FEATURES SUCH AS WINDOW PANELS SEPERATED BY
21 MULLIONS, MOLDINGS, OR SPECIALITY HARDWARE.
22 THE USE OF CARRIAGE OR OTHER SPECIALITY STYLE
23 DOORS FOR FRONT LOADED GARAGES ARE
24 REQUIRED. GARAGE DOOR COLOR SHALL BE
25 CONSISTENT WITH THE DWELLING UNIT MATERIAL
26 CHOICES AND COLOR SCHEMES.

27 **L. PEDESTRIAN CONNECTIVITY. A NETWORK OF SIDEWALKS**
28 **AND WALKWAYS SHALL BE PROVIDED, WITH APPROPRIATE**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

CURB RAMP AND HANDICAP ACCESS, WHICH ENABLES SAFE AND DIRECT PEDESTRIAN LINKAGES TO ON-SITE AMENITIES, PARKING, AND NEARBY OFF-SITE SERVICES. MULTI-MODAL CIRCULATION SYSTEMS SHALL BE DESIGNED TO ENCOURAGE WALKING, BIKING, AND USE OF MASS TRANSIT.

(1) A PRELIMINARY PEDESTRIAN CONNECTIVITY MAP AND INDEX FOR A GIVEN DEVELOPMENT IS REQUIRED TO BE SUPPLIED AT TIME OF PRELIMINARY SUBDIVISION PLAN APPLICATION, WHICH ILLUSTRATES THE FOLLOWING:

(A) ACHIEVABLE INTERNAL AND EXTERNAL LINKAGES. THE MAP SHALL IDENTIFY ALL SCHOOLS, PARKS, AND SHOPPING AREAS WITHIN ONE-HALF (1/2) MILE RADIUS OF THE SITE WITH THE LOCATION OF ALL EXISTING AND PROPOSED SIDEWALKS AND WALKWAYS WITHIN THE DEVELOPMENT AND WITHIN ONE (1) MILE OF THE DEVELOPMENT.

(B) A CONNECTIVITY INDEX THAT MEASURES THE GOAL OF PROVIDING SUFFICIENT STREET ROUTES AND MOBILITY OPTIONS. THE INDEX IS A RATIO OF THE NUMBER OF STREET LINKS (ROAD SECTIONS BETWEEN INTERSECTIONS AND CUL-DE-SACS) DIVIDED BY THE NUMBER OF STREET NODES (INTERSECTIONS AND CUL-DE-SAC HEADS). THE MORE LINKS RELATIVE TO NODES, THE MORE CONNECTIVITY. TRADITIONAL GRIDIRON STREET NETWORKS YIELD AN INDEX OF 1.7. CONTEMPORARY

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

1 NETWORKS YIELD ABOUT 1.2. AN INDEX OF 1.4 IS AN
2 APPROPRIATE TARGET FOR FUTURE PLANNING
3 PURPOSES AND SHALL BE REQUIRED UNLESS THE
4 PLANNING COMMISSION ACCEPTS A LOWER NUMBER.
5

6 (2) PEDESTRIAN CONNECTIVITY MUST BE PROVIDED ON
7 BOTH SIDES OF A GIVEN STREET. SIDEWALKS AND
8 WALKWAYS SHALL INTERCONNECT WITH BUILDING
9 ENTRANCES AND INDIVIDUAL DWELLING UNITS, OFF-
10 LOT AND VISITOR PARKING, AND USEABLE OPEN
11 SPACE AND RECREATION AREAS.

12 (3) UNLESS OTHERWISE APPROVED BY THE PLANNING
13 COMMISSION, SIDEWALKS AND WALKWAYS SHALL
14 INTERCONNECT WITH ADJACENT OR NEARBY TRAIL
15 NETWORKS IDENTIFIED WITHIN ONE-HALF (1/2) MILE
16 RADIUS AS SHOWN ON THE PEDESTRIAN
17 CONNECTIVITY MAP.

18 (4) THE SIDEWALKS AND WALKWAYS REQUIRED BY THIS
19 SECTION SHALL BE AT LEAST FIVE (5) FEET IN WIDTH
20 AND CONSTRUCTED ACCORDING TO THE
21 SPECIFICATIONS SET FORTH IN THE CHARLES
22 COUNTY ROAD ORDINANCE.

23 M. NEIGHBORHOOD LIGHTING. STREETLIGHTS ARE REQUIRED
24 IN OFF-LOT AND VISITOR PARKING AREAS.

25 (1) ALL PROPOSED STREET LIGHTING IS REQUIRED AT
26 MINIMUM TO ADHERE TO THE ESTABLISHED
27 REQUIREMENTS AND STANDARDS OF SECTIONS §297-
28 305 AND §297-306 OF THIS CHAPTER, AND THE

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

1 **APPLICABLE CRITERIA OUTLINED IN SECTIONS §278-**
2 **95 AND §278-96 OF THE CHARLES COUNTY SUBDIVISION**
3 **REGULATIONS. COMPLIANCE SHALL BE**
4 **DEMONSTRATED VIA THE SUBMISSION OF AN**
5 **OUTDOOR LIGHTING (PHOTOMETRIC) PLAN AS PART**
6 **OF THE MAJOR SITE DEVELOPMENT PLAN**
7 **APPLICATION REVIEW PROCESS, IN ACCORDANCE**
8 **WITH APPENDIX A-1 OF THIS CHAPTER.**

9 **N. TRASH AND RECYCLING. THE APPROPRIATE LOCATION,**
10 **SCREENING, AND STORAGE OF RESIDENTIAL TRASH AND**
11 **RECYCLING CONTAINERS SHALL BE DETERMINED DURING**
12 **THE MAJOR SITE DEVELOPMENT PLAN APPLICATION**
13 **REVIEW PROCESS. PLACEMENT OF THESE CONTAINERS**
14 **WILL NOT BE AN AFTERTHOUGHT AND WILL BE PLANNED**
15 **FOR IN ORDER TO AVOID VISUAL IMPACTS TO THE**
16 **STREETScape.**

17 **O. METER SCREENING. ELECTRICAL METERING PLACED ON**
18 **THE FRONT FAÇADE OF UNITS SHALL BE DISGUISED,**
19 **ENCLOSED, PAINTED, OR OTHERWISE SCREENED SUCH**
20 **THAT THE BOX AND CONDUIT VISUALLY BLEND WITH THE**
21 **FINISHED VENEER. VIEW OF THE GLASS PORTION OF THE**
22 **METER MUST REMAIN UNOBSTRUCTED.**

23 *****

24 3.02.300 Single-family attached residential: multiplex.

25 This use is permitted with conditions in the RM and RH Zones and in the PRD,
26 MX, TOD, CER, CMR, CRR, WC, and AUC Zones, subject to the same conditions
27 as specified in Use 3.02.200[.], **WHERE APPLICABLE.** Where this use is shown
28 and approved on a master plan or preliminary plan of subdivision, it is permitted in

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

1 the PUD and WPC Zones, subject to the same conditions for this use as Use
2 3.02.200[.], **WHERE APPLICABLE.**

3 *****

4 Article XIV, §228, Figure XIV-2 – Schedule of Dimensional Requirements:
5 Cluster Developments, Charles County, Maryland

6 Incorporated herein as Attachment H.

7 *****

8 Article XIV, §228, Figure XIV-3 - Minimum Acceptable Facilities for Active
9 Recreation - Suburban Cluster Development on Public Water or Sewer

10 Incorporated herein as Attachment I.

11 *****

12 Article XVII, §297-278, Definitions.

13 In addition to the definitions contained in Article III, Definitions, as used in this
14 article, the following words shall have the meanings indicated:

15 *****

16 RECEIVING PARCEL or RECEIVING ZONE

17 A lot or parcel of land that has been designated as the development district
18 in the Comprehensive Plan, is located in a zone in which the use of TDRs
19 is authorized by this chapter (RL, RM, RH, CER, CRR, CMR, AUC, WC)
20 and is located in a cluster development in the RL, RM or RH Zones[;], **A**
21 **DUPLEX, TOWNHOUSE OR MULTI-FAMILY DEVELOPMENT**, or
22 in a PRD, TOD or MX Zone as set forth in Article VII; or in the CER, CRR,
23 CMR, AUC or WC Zones.

24 *****

25 Article XIX, §325, Event Signs.

26 *****

27 E. With the exception of directional signs erected in accordance with §297-
28 324(G), no event signs shall be placed in the public rights-of-way or within
29 [the sight triangle] **ANY SIGHT DISTANCE EASEMENT** of any
30 intersection. Event signs made of wood shall not exceed thirty-two (32)
31 square feet. Such signs must be placed on private property with owner's

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

permission.

Article XX, §297-335, Number of parking spaces required.

A. All development in all zones shall provide the minimum number of parking spaces indicated in the Table of [Off-Street] Parking Requirements (see Figure XX-1).

(1) No **NONRESIDENTIAL** use shall provide more than the required number of spaces, unless all spaces in excess of the required number are constructed using an industry standard pervious pavement[.] **AND DESIGNED ACCORDING TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORMWATER DESIGN MANUAL.**

B. **NONRESIDENTIAL USES.** All [off-street] parking spaces required to serve **NONRESIDENTIAL** buildings or a use erected or established shall be located on the same lot as the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of a nonresidential use or where spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained as set forth in § 297-339, 297-340 and 297-341.

D. Table of [Off-Street] Parking Requirements (See Figure XX-1 attached to this chapter).

Article XX, §297-336, Parking space dimensions.

E. **WHEN REQUIRED PARKING SPACES FOR INDIVIDUAL RESIDENTIAL DWELLINGS ARE BEING CALCULATED ON THE**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

**PROVIDED DRIVEWAY PARKING PAD, THE FOLLOWING
MINIMUM WIDTHS AND LENGTHS SHALL BE PRESCRIBED:**

- (1) ONE (1) PARKING SPACE: 9 FEET WIDE BY 18 FEET LENGTH.**
- (2) TWO (2) PARKING SPACES (SIDE BY SIDE): 16 1/2 FEET WIDE BY 18 FEET LENGTH.**
- (3) TWO (2) PARKING SPACES (STACKED): 9 FEET WIDE BY 36 FEET DEPTH.**

Article XX, §297-338, General design requirements.

D. Parking requirements may be provided in attached or detached garages, in off-street parking lots or on parking pads on the lots. No more than 75% of the total number of garage spaces provided for single-family attached or multi-family dwellings units may be counted towards the minimum requirements of Figure **XX-1**. [XV-1]. [On residential lots, each required parking space shall have direct and unobstructed access to a road.]

J. [A “sight triangle” shall be observed] **INTERSECTION OR STOPPING SIGHT DISTANCE SHALL BE PROVIDED** at all street intersections or intersections of driveways with streets as required in § 297-28 of Article II.

N. The percentage of coverage of parking areas and driveways in any residential zone shall not exceed 40% of the total required front yard or side street side yard; **EXCLUDING SINGLE-FAMILY ATTACHED RESIDENTIAL USES.**

.....

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

Article XX, Figure XX-1 – Table of [Off-Street] Parking Requirements.

Use Description	[Off-Street] Parking Requirements
3.02.000 Single-family attached	
3.02.100 Duplex	[2 spaces per unit]
1 BEDROOM	2 SPACES PER UNIT
2 BEDROOM	2.25 SPACES PER UNIT
3 OR MORE BEDROOMS	2.5 SPACES PER UNIT
3.02.200 Townhouse	
1 Bedroom	2 spaces per unit
2 Bedroom	2.25 spaces per unit
3 OR MORE Bedrooms	2.5 spaces per unit
3.02.300 Multiplex	[2 spaces per unit]
1 BEDROOM	2 SPACES PER UNIT
2 BEDROOM	2.25 SPACES PER UNIT
3 OR MORE BEDROOMS	2.5 SPACES PER UNIT

Article XXI, §358, Perimeter Landscaping.

D. Landscape plantings [that are planted within the sight triangle shall conform to the following standards:] **SHALL NOT OBSTRUCT INTERSECTION OR DRIVEWAY LINES OF SIGHT AS REQUIRED BY THE CHARLES COUNTY ROAD ORDINANCE.**

[(1) No trees planted shall have a main/stem/trunk greater than eight inches or have a drip line that falls below six feet six inches in height.]

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

1
2
3
4
5

[(2) No shrubs or ground covers shall exceed a height of 24 inches.]

Appendix A, Zoning Regulations.

Information Required with Applications for Master Plans and Site Plans.

Item No.	Description	Development Stage		
		Master Plan	Minor Site Plan	Major Site Plan
I. Project – Plat Information				

53.	Lighting plan and details (OUTDOOR LIGHTING PHOTOMETRIC PLAN)		X	X

57.	[Site triangles] SIGHT DISTANCE EASEMENTS		X	X
58.	[Vehicular and pedestrian circulation patterns] VEHICULAR CIRCULATION PATTERNS AND PEDESTRIAN CONNECTIVITY MAP/INDEX	X		X

62.	APPROVED PRELIMINARY SUBDIVISION PLAN			X

6
7
8

Notes: X = item required at indicated development stage.

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

1 SECTION 2. BE IT FURTHER ENACTED, that this Act shall take effect
2 FORTY-FIVE (45) calendar days after it becomes law.

3
4 COUNTY COMMISSIONERS
5 CHARLES COUNTY, MARYLAND

6
7 _____
8 Reuben B. Collins, II, Esq., President

9
10 _____
11 Bobby Rucci, Vice President

12
13 _____
14 Gilbert O. Bowling, III

15
16 _____
17 Thomasina O. Coates, M.S.

18
19 _____
20 Amanda M. Stewart, M. Ed.

21
22
23
24 ATTEST:

25
26 _____
27 Carol Desoto, Acting Clerk to the Commissioners

28

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