



ZTA #22-170

WCD Watershed Conservation District

Presenters:

Charles Rice, Planning Director
Melissa Hively, Planner I

August 21, 2023

Background

During the March 9, 2021 County Commissioner meeting, Planning and Growth Management staff was directed to pursue the amendments contained in this proposal relating to the minimum lot size requirements, intrafamily transfer qualifications, and the conflicts with the amended 2016 Comprehensive Plan.

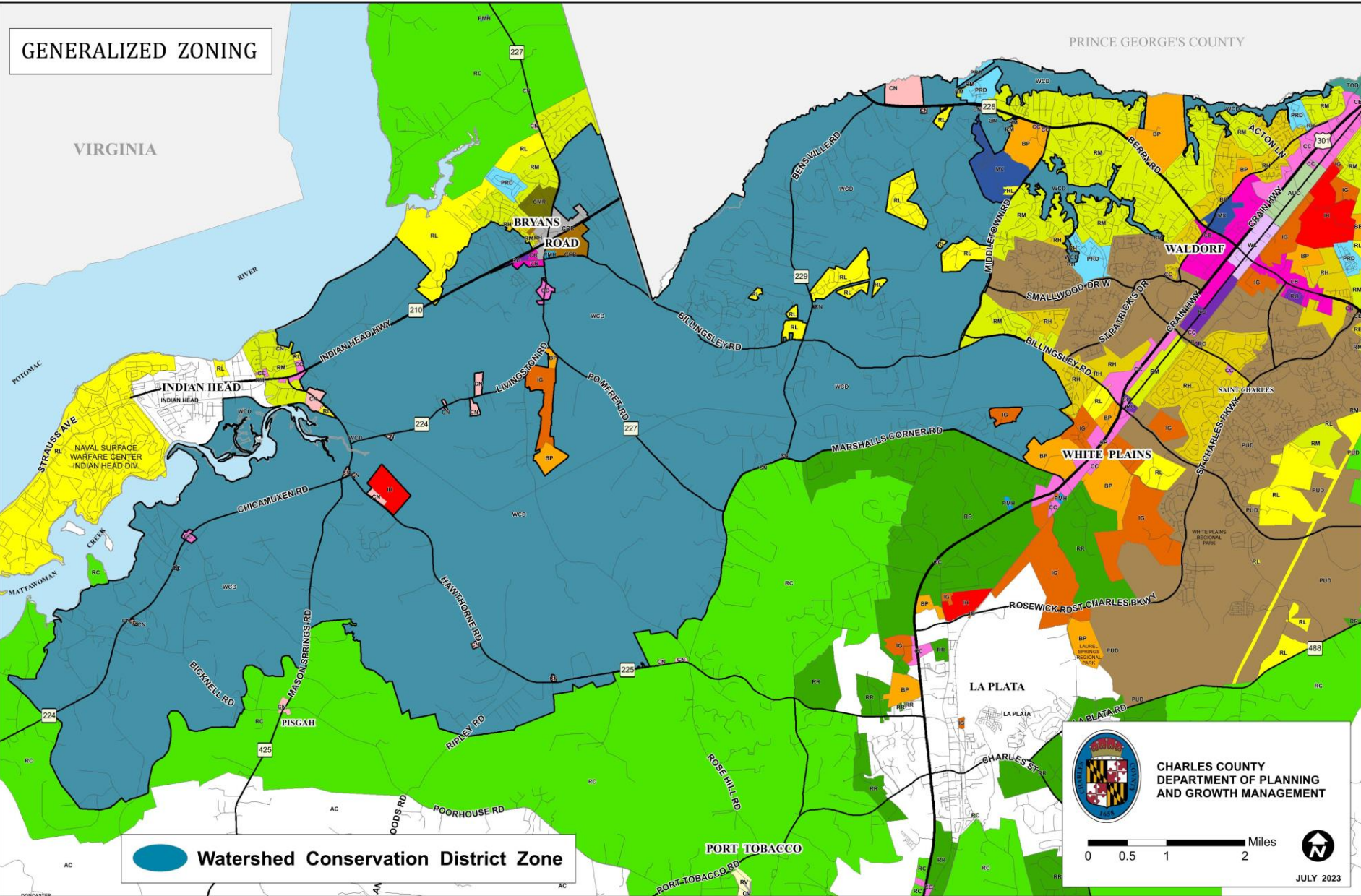
The proposed corrections made to the Table of Permissible Uses and § 297-212 were included as a matter of maintenance.

WATERSHED CONSERVATION DISTRICT ZONE

GENERALIZED ZONING

PRINCE GEORGE'S COUNTY

VIRGINIA



Watershed Conservation District Zone



CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT

0 0.5 1 2 Miles



JULY 2023

Summary of Proposed Changes

Reduction of the Minimum Lot Size Required in the WCD:

- **Modify the Schedule of Zone Regulations (Figure VI-10)**
- **Change minimum lot size from 20 acres to 3 acres**
- **No changes made to density requirements (remains 1 unit per 20 acres)**
- **Changes to minimum yard requirements**
- **These changes are consistent with the other rural zoned and Priority Preservation Areas of the County**
- **Consistent with the Comprehensive Plan by maintaining the 1 unit per 20 acres density**

Minimum Lot Size Comparison

Current
Regulations

80
Acres



20 Acres	20 Acres
20 Acres	20 Acres

Proposed
Regulations

80
Acres



3 Acres	3 Acres	3 Acres	71 Acres

Summary of Proposed Changes

Removal of 10-Year Ownership Qualification for Intrafamily Transfers:

- **Modify § 297-98I(4)C**
- **Remove language requiring ownership at time of adoption (June 6, 2017) and for a period of at least 10 years**
- **Creates flexibility for intrafamily transfers**

Summary of Proposed Changes

Elimination of Conflicts Between the Base Zone Regulations and the Amended 2016 Comprehensive Plan

- **Modify § 297-98D**
- **2016 Comprehensive Plan was amended in October 2021, resulting in the redesignated land use of certain properties surrounding the Maryland Airport**
- **Remove language that is conflicting with the 2016 Comprehensive Plan**
- **Removing this language does not rezone properties**
- **Zoning of the subject properties to be addressed with ZMA #23-02**

Summary of Proposed Changes

Correction of the Table of Permissible Uses and the Uses Corresponding with Table of Permissible Uses

- **Modify the Table of Permissible Uses (Figure IV-1) and § 297-212**
- **Correct inconsistencies between the text and the table**
- **No new permitted uses are proposed**
- **Maintenance**

Text Changes

1.05.200 Commercial greenhouse operation with on-premises sales permitted:

- Added WCD as Special Exception to be consistent with table

1.06.000 Kennel, commercial:

- Added WCD as Permitted with Conditions to be consistent with table

2.02.200 Seafood processing and seafood operations with products raised on the premises:

- Added WCD as Permitted with Conditions to be consistent with table

3.01.700 Single-family detached residential, primary residence with accessory apartment:

- Added WCD as Permitted with Conditions to be consistent with table

Table Changes

1.06.000 Kennel, commercial:

- Changed to Permitted with Conditions from Special Exception (consistent with text and AC zone)

3.05.100 Rooming houses, boardinghouses rented by the month:

- Changed from Permitted with Conditions to Special Exception (consistent with text)

3.01.700 Primary Residence with accessory apartment:

- Removed Permitted from CN (not WCD - happened upon this error while reviewing)



Presented By:

Charles County Government
Planning & Growth Management

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