

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2023 Legislative Session

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

Chapter. No. 278

Introduced by Board of County Commissioners

Date of Introduction September 19, 2023

**BILL**

AN ACT concerning

WCD WATERSHED CONSERVATION DISTRICT

FOR the purpose of

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

BY Amending:

Chapter 297 – ZONING ORDINANCE

Article VI, § 98 – WCD Watershed Conservation District

*Code of Charles County, Maryland*

Chapter 297 – ZONING ORDINANCE

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

*Code of Charles County, Maryland*

Chapter 297 – ZONING ORDINANCE

Figure IV-1, Table of Permissible Uses

*Code of Charles County, Maryland*

Chapter 297 – ZONING ORDINANCE

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

*Code of Charles County, Maryland*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Article XIII, § 297-212. Uses corresponding with Table of Permissible Uses.<sup>1</sup>**

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

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

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

1 other factors.

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

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

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

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

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

9 \*\*\*\*\*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- C. There shall be no more than one accessory apartment permitted per existing single-family dwelling.
- D. Exterior appearance. If an accessory apartment is located in the principal dwelling building, the entry to such unit and its design shall, to the degree reasonably feasible, reflect the appearance of the single-family residential structure. No external entrance that faces a road or street shall be added to either the principal dwelling or an accessory building.
- E. Water and sewerage service. Prior to the issuance of a zoning permit for the establishment of an accessory apartment in or existing residential structure or the conversion of an existing accessory building to an accessory apartment use, approval of the proposed method of water supply and sewage disposal shall be obtained from the County Department of Health.
- F. Off-street parking. Off-street parking shall be provided in accordance with the standards and requirements of Article XX, Parking Facilities.

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Figure IV-1, Table of Permissible Uses

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

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

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2023.

COUNTY COMMISSIONERS  
CHARLES COUNTY, MARYLAND

\_\_\_\_\_  
Reuben B. Collins, Esq., President

\_\_\_\_\_  
Ralph E. Patterson II, M.A., Vice President

\_\_\_\_\_  
Thomasina O. Coates, M.S.

\_\_\_\_\_  
Amanda M. Stewart, M.Ed.

\_\_\_\_\_  
Gilbert O. Bowling, III

ATTEST:

\_\_\_\_\_  
Carol A. DeSoto, CAP, OM, Clerk



ZONING REGULATIONS

297 Attachment 1

Charles County

Figure IV-1  
Table of Permissible Uses

[Amended 8-2-1993 by Ord. No. 93-82; 12-7-1993 by Ord. No. 93-100; 12-7-1993 by Ord. No. 93-101; 12-7-1993 by Ord. No. 94-4; 9-12-1994 by Ord. No. 94-83; 11-21-1994 by Ord. No. 94-100; 10-31-1995 by Ord. No. 95-96; 11-7-1995 by Ord. No. 95-97; 2-13-1996 by Ord. No. 96-7; 9-10-1996 by Ord. No. 96-88; 5-5-1997 by Ord. No. 97-44; 7-8-1997 by Ord. No. 97-83; 3-1-1999 by Ord. No. 99-16; 3-30-1999 by Ord. No. 99-32; 3-30-1999 by Ord. No. 99-33; 10-25-2000 by Ord. No. 99-92; 2-22-2000 by Ord. No. 00-10; 5-2-2000 by Ord. No. 00-37; 8-21-2000 by Ord. No. 00-64; 10-23-2000 by Ord. No. 00-84; 12-11-2000 by Ord. No. 00-93; 10-23-2001 by Ord. No. 01-87; 5-21-2002 by Ord. No. 02-58; 9-23-2002 by Ord. No. 02-80; 3-21-2005 by Bill. No. 2005-03; 7-25-2005 by Bill. No. 2005-01; 8-9-2005 by Bill. No. 2005-13; 1-10-2006 by Bill. No. 2005-11; 3-14-2007 by Bill No. 2007-05; 5-7-2008 by Bill No. 2008-02; 9-3-2008 by Bill No. 2008-11; 10-22-2008 by Bill No. 2008-12; 10-22-2008 by Bill No. 2008-21; 4-13-2010 by Bill No. 2010-02; 4-13-2010 by Bill No. 2010-05; 4-13-2010 by Bill No. 2010-06; 3-30-2011 by Bill No. 2011-02; 6-19-2012 by Bill No. 2012-08; 5-6-2014 by Bill No. 2014-02; 3-15-2016 by Bill No. 2016-01; 9-20-2016 by Bill No. 2016-06; 6-13-2017 by Bill No. 2017-01; 6-6-2017 by Bill No. 2017-03; 9-11-2018 by Bill No. 2018-04; 10-2-2018 by Bill No. 2018-05; 10-2-2018 by Bill No. 2018-06; 7-9-2019 by Bill No. 2019-01; 6-16-2020 by Bill No. 2020-04; 4-13-2021 by Bill No. 2021-01; 10-5-2021 by Bill No. 2021-04; 9-29-2021 by Bill No. 2021-06; 9-28-2021 by Bill No. 2021-08; 11-17-2021 by Bill No. 2021-10]

**KEY:**  
P = Permitted  
PC = Permitted with Conditions  
SE = Special Exception  
Blank = Not Permitted  
\* = See § 297-91D, Commercial

Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
1.00.000 AGRICULTURE																										
1.01.000 Agricultural operations																										
1.01.100 Agricultural operations as defined in § 297-49, excluding livestock, farm alcohol production, forestry operations, aquaculture operations, agritourism, and ecotourism	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P						
1.01.200 Livestock on a parcel greater than five acres	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC		PC		PC						
1.01.300 Keeping of livestock on less than or equal to five acres																										
1.01 310 Horses, livestock maintained as pets, and 4-H or school projects	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC		PC						
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale	SE		SE	SE																						
1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located																										

CHARLES COUNTY CODE

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

ZONING REGULATIONS

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

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Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
<b>3.03.000 Multifamily</b>																										
3.03.100 Garden apartment							PC	PC									PC		PC		P	PC	PC		PC	PC
3.03.200 Midrise							PC	PC									PC		PC		P				PC	PC
3.03.300 High-rise																	SE		SE		SE					PC
3.03.400 Commercial apartment									P	P	P	P	P						P		P	P	P		PC	PC
<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 eight people	PC	PC	PC	PC	PC	PC	PC	PC	PC								PC		PC	PC	PC	PC	PC	PC	PC	PC
3.04.120 With between nine and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	P	P			P				SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.200 Day care																										
3.04.210 Day-care home (having fewer than nine care recipients)	P	P	P	P	P	P	P	P	P	P			P				P		P	P	P	P	P	P	P	P
3.04.220 Day-care center, day nursery (between nine and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	PC	SE		P	P	P	SE	P	P	P	SE	P	P
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	P								SE		SE	SE	SE			SE	SE	SE
3.04.400 Elderly care homes																										
3.04.410 Elderly care homes (1–8 people)	P	P	P	P	P	P	P	P	P								P		P	P	P	P	P	P	P	P
3.04.420 Elderly care homes (9–16 people)	SE	SE	SE	SE	SE	SE	SE	SE	SE								SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.500 Retirement housing complex								SE	SE			SE	SE				P		P		P	P	P	P	P	P
<b>3.05.000 Miscellaneous rooms-for-rent situations</b>																										
3.05.100 Rooming houses, boardinghouses rented by the month	PC	PC	[PC] SE	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		SE		SE		PC	PC	PC	PC
3.05.200 Bed-and-breakfast, tourist homes (including new structures)	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		PC		PC		P	SE	PC	PC
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations	SE	SE									P	P	P	PC				P	P		P	P	P		P	P
3.05.400 Country inn	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	PC						SE		SE		P			
<b>3.06.000 Shelters, permanent</b>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		PC				P							
<b>3.07.000 Migrant workers housing</b>	PC	PC	PC																							

ZONING REGULATIONS

Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION																										
4.01.000 Educational, cultural, religious, philanthropic, social, and fraternal uses																										
4.01.100 Schools																										
4.01.110 Private elementary and secondary (including preschool, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE <sup>2</sup>			P	P	P	P	P	SE	SE	SE	P	
4.01.120 Trade or vocational schools								P		P	P	P	P	P	P	P	P	P	SE		SE	P			P	P
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE				SE	P	P		P				P	P
4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings)	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	P	P
4.01.210 Churches, synagogues, and temples without cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings														2												
4.01.300 Private libraries, museums, art centers, and similar uses (including associated educational and instructional activities)																										
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P
4.01.320 Located within any other structure	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	PC	P	P	P	P	P	P	P	P	P		P	P
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls, and similar uses	SE	SE	SE		SE				P	SE	P	P	P	SE	P	P	P	P	P	P		P			P	P
4.02.000 Recreation, amusement, and entertainment																										

CHARLES COUNTY CODE

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

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	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
4.02.270 Amusement and theme parks	SE	SE		SE															SE							
4.02.280 Golf driving ranges not accessory to golf courses, par three golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses	SE	SE	SE	SE						P	P		P					P	P							
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons	SE	SE	SE	SE						SE	SE		SE				SE	SE								
4.03.000 Institutional residence or care or confinement facilities																										
4.03.100 Hospitals and other inpatient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area	SE	SE								PC	PC	PC	PC	PC				PC	PC		PC	PC			P	P
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	SE		SE	SE	SE	SE	SE	SE	P	P	P	P	SE <sup>2</sup>				P	P		P	P			P	P
4.04.000 Emergency services																										
4.04.100 Fire stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.04.200 Rescue squads, ambulance services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.05.000 Miscellaneous public and semi-public facilities																										
4.05.100 Post office																										
4.05.110 Local	SE	SE	SE		SE				P	P	P	P	P	P	P			P	P		P	P	P		P	P
4.05.120 Regional											P			P	P	P		P	P		P	P				
4.05.200 Airport																										
4.05.210 Private use	SE	SE		SE																						
4.05.220 General aviation airport															PC											
4.05.300 Helicopter facilities																										
4.05.310 Heliports	SE	SE		SE											PC	PC		SE	SE		SE					
4.05.320 Helistops	SE	SE		SE	SE					SE	SE	SE	SE	SE	PC	PC		PC	PC		SE					PC
4.06.000 Public utilities (including towers and related structures)																										
4.06.100 Neighborhood essential service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower	SE	SE	SE	SE		SE	SE	SE	SE		SE			SE	P	P		SE	SE		SE	SE			SE	SE
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.06.500 Wireless communication antennas	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
4.07.000 Satellite dishes and earth stations																										
4.07.100 Earth stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	SE	PC	SE	SE	SE	SE	SE	SE		
4.07.200 Satellite dishes	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	PC	P	P	P	PC	P	PC	PC	PC	PC	PC	PC	PC	PC
4.08.000 Cemeteries and crematoriums																										
4.08.100 Cemeteries																										
4.08.110 Family burial sites	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC				PC	PC								
4.08.120 Other cemeteries	SE	SE	SE	SE	SE	SE	SE	SE									SE									
4.08.200 Crematoriums	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		P		P	P	SE	P				SE				
4.09.000 Transportation																										
4.09.100 Bus stations, train stations									P		P	P	P	P	P	P		P	P		P	P	P	P	P	P
4.09.200 Park and ride facilities	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5.00.000 SERVICE-ORIENTED COMMERCIAL																										
5.01.000 All operations conducted entirely within fully enclosed building																										
5.01.100 Operations designed to attract and serve customers or clients on the premises																										
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)									P	P	P	P	P	P	P			P	P		P	P	P		P	P
5.01.112 Personal services (see definition)									P	P	P	P	P	PC <sup>1</sup>				P	P		P	PC	P		P	P
5.01.113 Dry cleaning/laundry and laundromats										P	P	P	P	PC <sup>1</sup>				P	P		P				P	P
5.01.114 Banks and financial institutions										P	P	P	P	P	P			P	P		P	P	P		P	P
5.01.115 Business services									P	P	P	P	P	PC <sup>1</sup>				P	P		P	P	P		P	P



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	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
5.01.116 Office or clinics of physicians, dentists, and chiropractors									P	P	P	P	P	P				P	P		P	P	P		P	P
5.02.000 Operations conducted within and/or outside fully enclosed building																										
5.02.100 Construction services and supplies											P		P	<sup>1</sup>	P			P	P		P					
5.02.200 Retail concrete mixing										PC	PC				P	P										
5.02.300 Funeral homes	SE	SE	SE	SE	SE				PC	PC	PC	PC	PC					PC	PC		PC	PC			PC	PC
5.02.400 Veterinarians and veterinary hospitals	P	P	SE	SE	SE	SE				PC	PC	PC	PC					PC	PC		PC	PC			PC	PC
5.02.500 Nursery schools and day-care centers with more than 30 children	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	PC	SE		SE	P	P	SE	P	P	P	SE	P	P
6.00.000 COMMERCIAL																										
6.01.000 Commercial sales and rental of goods, merchandise and equipment																										
6.01.100 Retail sales																										
6.01.110 Building floor space <15,000 square feet/parcel																										
6.01.111 Shoppers merchandise stores (see definition)										P	P	P	P	PC				P	P		P	P	P		P	P
6.01.112 Specialty shops (see definition)									P	P	P	P	P	<sup>1</sup>					P		P	P	P		P	P
6.01.113 Antique shops, art galleries less than 15,000 square feet	SE	SE	SE		SE				P	P	P	P	P	<sup>1</sup>				P	P		P	P	P		P	P
6.01.120 Building floor area >15,000 square feet																										
6.01.121 Shoppers merchandise stores (see definition)											P	P	SE					P	P		P				P	P
6.01.122 Specialty shops (see definition)											P	P	SE					P	P		P				P	P
6.01.123 Antique shops, art galleries	SE	SE									P	P	SE					P	P		P				P	P
6.01.130 General merchandise (see definition)											P		SE	PC				P	P		P					
6.01.140 Convenience stores										SE	P	P	SE	PC				P	P		P	SE	SE	SE	P	P

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

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Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
6.03.320 Motor vehicle fuel sales																										
6.03.321 Associated with commercial uses > 3,500 square feet										SE	SE	SE	PC	PC	SE			SE	SE							
6.03.322 All other										SE	PC	PC	PC	PC	PC			PC	PC							
6.03.330 Car wash										PC	PC	PC	PC	PC	PC			PC	PC							
6.03.400 Motor vehicle painting and body work											PC		PC		PC			PC								
6.03.500 Automotive parks											PC				PC			PC	PC							
6.03.000 Medical cannabis																										
6.04.100 Processing operation	PC										PC	PC		PC	PC	PC		PC								
6.04.200 Dispensary operation											PC	PC		PC	PC	PC		PC								
7.00.000 INDUSTRIAL																										
7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, and assembling of goods, merchandise, and equipment																										
7.01.100 All operations conducted entirely within fully enclosed building																										
7.01.110 Buildings < 10,000 square feet per parcel										SE	P		SE	P	P	P		P	P			P			SE	SE
7.01.120 Buildings > 10,000 square feet per parcel													SE	P	P	P		P	SE			SE				SE
7.01.200 Operations conducted within or outside fully enclosed building																										
7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops	SE												P	<sup>2</sup>	P	P		P								
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils														<sup>1</sup>	P	P		P								
7.01.230 Saw mills	P	P	P										P		P	P										
7.01.240 Alcoholic beverage manufacturing																										
Farm alcohol production facility	PC	PC	PC																							

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Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
Alcohol production facility (Note: also see use 6.02.100 for zones where this use is permitted as an accessory use to use 6.02.100)											P	P	PC	P	P	P		P	P		P	P	P		P	P
7.01.260 Fertilizer mixing plants	SE															P		SE								
7.01.270 Brick or block manufacturing																P										
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening	SE	SE													SE	PC										
7.01.290 Wood/stump grinding	PC	PC													PC	PC										
7.02.000 Storage and parking																										
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											P	P	SE	P	P	P		P	P		P	P	P			
7.02.110 Automotive parking garage																									PC	PC
7.02.120 Automobile parking lot																										
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)																										
7.02.210 All storage within completely enclosed structures											P		P	PC	P	P		P	PC		PC					
7.02.220 Warehouse storage														2	P	P		P	P							
7.02.230 Mini-warehouses											SE	SE	SE	SE	PC	PC		SE								
7.02.240 Storage of petroleum products															SE	SE		SE								
7.02.250 Consolidated storage													SE										SE			
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot; and (ii) parking or storage occupies more than 75% of the developed area (contractor’s yard)											SE		SE	SE	P	P		P	SE							
7.02.400 Parking of motor vehicles (trucks)																										

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Uses Description	Zones																									
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7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight	PC	PC	PC	PC	SE										P	P										
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight	SE	SE	SE	SE	SE										P	P										
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards															SE	SE										
7.03:100 Processing facility/transfer station (solid waste)																SE										
7.04.000 Research facilities and laboratories																										
7.04.100 Without processing of materials	SE	SE	SE								SE			P	P	P		P	P		P	P				P
7.04.200 With processing or manufacturing of materials											SE			P	P	P		P	P		SE	SE				SE
7.04.210 Energetics research and development																		PC								
7.05.000 Mineral extraction																										
7.05.100 Surface mining																										
7.05.110 of > 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE	SE	SE		SE		SE						
7.05.120 of < 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE	SE	SE		SE		SE						
7.05.200 Wells for oil, natural gas, or petroleum	SE	SE		SE		SE	SE	SE		SE	SE		SE		SE	SE		SE		SE						
7.06.000 Pozzolan Management Facility	SE	SE													SE	SE										
7.07.100 Solar energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
7.07.200 Solar energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
7.07.300 Wind energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
7.07.400 Wind energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8.00.000 MIXED-USE																										
8.01.000 Mixed-use building																			P		P	P	P		P	P
8.02.000 Mixed-use building, residential																			P		P	P	P		P	P
9.00.000 FLEX SPACE																										
9.01.100 Flex space														P												

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NOTES:  
<sup>1</sup> This use is permitted without conditions when located in flex space.  
<sup>2</sup> This use is permitted with conditions when located in flex space.

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

	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
Uses	Area	Square Feet per d.u.	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
WCD Zone																
Agricultural 1.00.000[, Livestock 1.01.400, Forestry 1.02.000]	[10] 3 acres		150	200	120	75	40	[115] 80	50	40		10%			8%	
Residential 3.00.000[, Group homes 3.04.100]	[20] 3 acres		200	200	200	50	[50] 40	[100] 80	50	40		10%			8%	
Commercial stables 1.01.500	[5] 20 acres		350	350	300	100	100	200	100	40		10%			8%	
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] 3 acres created before [12-31-1974] 6-06-2017	20,000 square feet		50	50	50	30	8	[46] 20	20	40		10%			n/a	
Greenhouses and kennels 1.05.000	10 acres		150	200	120	75	40	115	50			10%			8%	
All other permitted uses	[20] 3 acres		[200] 150	200	[200] 120	[50] 75	[50] 40	[100] 80	50	40	3	10%			8%	