

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2024 Legislative Session

Text Amendment/ Bill No. 2024-01 (ZTA #23-180)

Chapter. No. 278

Introduced by Department of Planning & Growth Management

Date of Introduction January 9, 2024

BILL

AN ACT concerning

CANNABIS

FOR the purpose of

AMENDING PROVISIONS WITHIN THE ZONING REGULATIONS TO
ACCOMMODATE LICENSED CANNABIS OPERATIONS TO BE CONSISTENT WITH
THE CANNABIS REFORM ACT OF 2023, WHICH PERMITS THE SALE OF
RECREATIONAL CANNABIS AND NO LONGER LIMITS THE SALE OF CANNABIS TO
MEDICINAL PURPOSES ONLY.

BY Amending:

Chapter 297 – ZONING ORDINANCE

Article XIII, §211 – Alphabetical Listing

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-15. Table of Permitted Uses for Hughesville Village Zone

Code of Charles County, Maryland

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

5 **Article XIII, § 297-211. Alphabetical listing.**

6 The following is an alphabetical listing of uses as they appear in the Table of Permissible Uses.
7

8 Use	9 Permissible Use Number
10 Commercial greenhouse operations with [medical] cannabis dispensary	11 1.05.300
11 [Added 3-15-2016 by Bill No. 2016-01]	
12 *****	
13 [Medical c]Cannabis dispensary operation	14 6.04.200
14 [Added 3-15-2016 by Bill No. 2016-01]	
15 *****	
16 [Medical c]Cannabis processing operation	17 6.04.100
17 [Added 3-15-2016 by Bill No. 2016-01]	
18 *****	

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

21 The following uses are listed according to the numbering system on the **Table of Permissible**
22 **Uses** and establish the specific minimum requirements for uses permitted with conditions or
23 special exception uses:
24

25 *****

26 (12.1) **1.05.300 Commercial greenhouse operations with[medical] cannabis**
27 **dispensary.** This use is permitted in the BP, CC, CB, IG, IH, and PEP Zones,
28 together with buildings incidental thereto, subject to the following: [Added 3-
29 15-2016 by Bill No. 2016-01]

- 30 A. The applicant/operator shall obtain approval or preapproval of a license from
31 the [Maryland Medical Cannabis Commission] MARYLAND CANNABIS
32 ADMINISTRATION. Documentation of a valid license shall be provided to the
33 County prior to the commencement of operations.
- 34 B. Any structure used for the dispensary must be at least 1,000 feet from the
35 property line of any school, day-care facility, substance rehabilitation facility,
36 or any other dispensary.
- 37 C. A buffer yard C shall be required to adequately separate this use from adjacent
38 uses.

1 D. NO MORE THAN THREE (3) LICENSED DISPENSARY OPPERATIONS
2 SHALL BE PERMITTED WITHIN ANY ONE COMMISSIONER
3 DISTRICT.

4 *****

5 (103.1) **6.04.100 [Medical c]Cannabis processing operation.** This use is
6 permitted in the AC, BP, CC, CB, IG, IH, and PEP Zones, together with
7 buildings incidental thereto, subject to the following: [Added 3-15-2016 by
8 Bill No. 2016-01]

9 A. The applicant/operator shall obtain approval or preapproval of a license from the
10 [Maryland Medical Cannabis Commission] MARYLAND CANNABIS
11 ADMINISTRATION. Documentation of a valid license shall be provided to the
12 County prior to the commencement of operations.

13 B. Any structure used for the processing operations must be at least 1,000 feet from
14 the property line of any school, day-care facility, substance rehabilitation facility,
15 or any other processing operation.

16 C. A buffer yard C shall be required to adequately separate this use from adjacent
17 uses.

19 (103.2) **6.04.200 [Medical c]Cannabis dispensary operation.** This use is
20 permitted in the BP, CC, CB, IG, IH, and PEP Zones, together with buildings
21 incidental thereto, subject to the following: [Added 3-15-2016 by Bill No.
22 2016-01]

23 A. The applicant/operator shall obtain approval or preapproval of a license from the
24 [Maryland Medical Cannabis Commission] MARYLAND CANNABIS
25 ADMINISTRATION. Documentation of a valid license shall be provided to the
26 County prior to the commencement of operations.

27 B. Any structure used for the dispensary must be at least 1,000 feet from the property
28 line of any school, day-care facility, substance rehabilitation facility, or any other
29 dispensary.

30 C. A buffer yard C shall be required to adequately separate this use from adjacent
31 uses.

32 D. NO MORE THAN THREE (3) LICENSED DISPENSARY OPPERATIONS
33 SHALL BE PERMITTED WITHIN ANY ONE COMMISSIONER DISTRICT.

35 *****

Figure IV-1, Table of Permissible Uses

Figure VI-15, Table of Permissible Uses for the Hughesville Village 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 _____ 2024.

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; 11-2-2022 by Bill No. 2022-09]

KEY:

P = Permitted

PC = Permitted with Conditions

SE = Special Exception

Blank = Not Permitted

* = See § 297-91D, Commercial

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

CHARLES COUNTY CODE

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)			
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR						
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		P		
1.03.120 Open-air product markets	PC	PC	PC	PC						P	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																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR			
1.05.200 On-premises sales permitted	P	SE	SE	SE						P	P		P		P	P											
1.05.300 [Medical c]Cannabis dispensary											PC	PC		PC	PC	PC		PC									
1.06.000 Kennel, commercial	PC	SE	PC			SE				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			PC		
3.01.400 Class A manufactured home	P	P	P	P	P	P	P	P											P								
3.01.500 Class B manufactured home	P	P	SE	SE		SE													P								
3.01.600 Tenant house	PC	PC	PC	PC		PC																					
3.01.700 Primary residence with accessory apartment	PC	PC	PC	PC	PC	PC	PC	PC	PC									PC		PC	PC	PC	PC				
3.01.800 Single-room-occupancy units										P	P	P	P	P			P		P	P	P	P	P				
3.02.000 Single-family attached																											
3.02.100 Duplex					P		PC	PC									PC		PC		PC	PC	PC	PC			
3.02.200 Townhouse							PC	PC									PC		PC	PC	PC	PC	PC	PC	PC	PC	
3.02.300 Multiplex							PC	PC									PC		PC	PC	PC	PC	PC	PC	PC	PC	

CHARLES COUNTY CODE

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR				
3.03.000 Multifamily																												
3.03.100 Garden apartment							PC	PC									PC		PC		P	PC	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	P		PC	PC		
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes																												
3.04.100 Group homes																												
3.04.110 Not more than eight people	PC	PC	PC	PC	PC	PC	PC	PC	PC								PC		PC	PC	PC	PC	PC	PC	PC	PC	PC	
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	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		
3.05.000 Miscellaneous rooms-for-rent situations																												
3.05.100 Rooming houses, boardinghouses rented by the month	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	P		
3.05.400 Country inn	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	PC						SE		SE		P							
3.06.000 Shelters, permanent	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		PC				P											
3.07.000 Migrant workers housing	PC	PC	PC																									

ZONING REGULATIONS

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR				
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION																												
4.01.000 Educational, cultural, religious, philanthropic, social, and fraternal uses																												
4.01.100 Schools																												
4.01.110 Private elementary and secondary (including preschool, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE ²			P	P	P	P	P	SE	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	SE	SE	SE	P	P	P	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	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	P	P	P	
4.01.320 Located within any other structure	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	PC	P	P	P	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	P	P	P	P	P	
4.02.000 Recreation, amusement, and entertainment																												

CHARLES COUNTY CODE

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)		
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR					
4.02.100 Activity conducted entirely within building or substantial structure																													
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic										SE	P	P	P	PC ¹	PC			P	P	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	P	P	P		
4.02.122 Seating capacity up to 1,000										P	P						P	P	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	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		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	P	
4.02.230 Recreation vehicle parks	SE	SE								PC		PC																	
4.02.240 Campgrounds and camps	SE	SE	SE																										
4.02.250 Automobile and motorcycle racing tracks	SE	SE														SE	SE												
4.02.260 Drive-in movie theaters, open-air theaters, and amphitheaters	SE	SE													SE														

ZONING REGULATIONS

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)			
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR						
4.02.270 Amusement and theme parks	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 ²				P	P		P	P		P	P					
4.04.000 Emergency services																														
4.04.100 Fire stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
4.04.200 Rescue squads, ambulance services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
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	P		
4.05.120 Regional										P			P	P	P		P	P		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	P	P	P	

CHARLES COUNTY CODE

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR				
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			
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			
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	SE			
4.07.200 Satellite dishes	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	PC		
4.08.000 Cemeteries and crematoriums																												
4.08.100 Cemeteries																												
4.08.110 Family burial sites	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC		PC	PC												
4.08.120 Other cemeteries	SE	SE	SE	SE	SE	SE	SE	SE									SE											
4.08.200 Crematoriums	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		P	P	P	SE	P				SE							
4.09.000 Transportation																												
4.09.100 Bus stations, train stations									P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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	P	P	P	
5.01.112 Personal services (see definition)									P	P	P	P	PC ¹				P	P		P	PC	P	P	P	P	P	P	
5.01.113 Dry cleaning/laundry and laundromats									P	P	P	P	PC ¹				P	P		P					P	P		
5.01.114 Banks and financial institutions									P	P	P	P	P	P	P		P	P		P	P	P	P	P	P	P		
5.01.115 Business services									P	P	P	P	P	PC ¹			P	P		P	P	P	P	P	P	P		

ZONING REGULATIONS

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)		
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR					
5.01.116 Office or clinics of physicians, dentists, and chiropractors									P	P	P	P	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	P	¹	P		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											P	P	P	P	PC				P	P		P	P	P	P	P	P	P	
6.01.111 Shoppers merchandise stores (see definition)																			P	P		P	P	P	P	P	P	P	P
6.01.112 Specialty shops (see definition)										P	P	P	P	P	¹				P		P	P	P	P	P	P	P	P	
6.01.113 Antique shops, art galleries less than 15,000 square feet	SE	SE	SE		SE				P	P	P	P	P	¹				P	P		P	P	P	P	P	P	P	P	
6.01.120 Building floor area >15,000 square feet																													
6.01.121 Shoppers merchandise stores (see definition)											P	P	SE					P	P		P					P	P	P	
6.01.122 Specialty shops (see definition)											P	P	SE					P	P		P					P	P	P	
6.01.123 Antique shops, art galleries	SE	SE									P	P	SE					P	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																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)				
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR							
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	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	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	P								
6.02.330 Mobile food service facilities		PC								PC	PC	PC	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	²	PC		PC	PC			P	P									
6.03.311 For more than two buses, bus dispatching, storage, including parts, maintenance, washing and service facility	SE																														

ZONING REGULATIONS

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR				
6.03.320 Motor vehicle fuel sales																												
6.03.321 Associated with commercial uses > 3,500 square feet										SE	SE	SE	PC	PC	SE			SE	SE									
6.03.322 All other										SE	PC	PC	PC	PC	PC			PC	PC									
6.03.330 Car wash										PC	PC	PC	PC	PC	PC			PC	PC									
6.03.400 Motor vehicle painting and body work										PC		PC		PC				PC										
6.03.500 Automotive parks										PC				PC			PC		PC									
6.0[3]4.000 [Medical c]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	²	P	P		P									
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils															¹	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	PC																								

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Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR				
Alcohol production facility (Note: also see use 6.02.100 for zones where this use is permitted as an accessory use to use 6.02.100)											P	P	PC	P	P	P	P	P	P	P	P	P	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	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	P	PC	P	P	P	P	PC	PC	PC						
7.02.220 Warehouse storage																²	P	P		P	P							
7.02.230 Mini-warehouses											SE	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)																												

ZONING REGULATIONS

Uses Description	Zones																									Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)	
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR				
7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight	PC	PC	PC	PC	SE										P	P												
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight	SE	SE	SE	SE	SE										P	P												
7.03.000 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	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	SE	SE	SE							
7.05.120 of < 10 acres	SE	SE	SE	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	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	P	P	P	
8.02.000 Mixed-use building, residential																		P		P	P	P	P	P	P	P	P	
9.00.000 FLEX SPACE																												
9.01.100 Flex space															P													

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NOTES:

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

ZONING REGULATIONS

Figure VI-15
Table of Permitted Uses for Hughesville Village Zone
[Amended 9-11-2018 by Bill No. 2018-04]

KEY:

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

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

CHARLES COUNTY CODE

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

ZONING REGULATIONS

3.04.120 With between 9 and 16 people	SE	SE	SE	
3.04.200 Day care				
3.04.210 Day-care home (having fewer than 9 recipients)	P	P	P	
3.04.220 Day-care center, day nursery (between 9 and 30 care recipients)	SE	P	P	
3.04.300 Halfway house	SE	SE	SE	
3.04.400 Elderly care homes				
3.04.410 Elderly care homes (1-8 people)	P	P	P	
3.04.420 Elderly care homes (9-16 people)	SE	SE	SE	
3.04.500 Retirement housing complex				
3.05.000 Miscellaneous rooms-for-rent situations				
3.05.100 Rooming houses, boarding houses rented by the month				
3.05.200 Bed-and-breakfast, tourist homes	PC	PC	PC	
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations		P	P	P
3.05.400 Country inn				
3.06.000 Shelters, permanent		SE	SE	
3.07.000 Migrant workers housing				
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	
4.01.120 Trade or vocational schools		P	P	P
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)				
4.01.131 Private colleges, universities and community colleges, limited to classrooms and offices		P	P	P
4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings)	P	P	P	P
4.01.300 Private libraries, museums, art centers, and similar uses (including those associated education and instructional activities)				
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	PC	P	P	
4.01.320 Located within any other structure		P	P	
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls and similar uses		P	P	
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment

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4.02.000 Recreation, amusement and entertainment				
4.02.100 Activity conducted entirely within building or substantial structure				
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic		SE	SE	
4.02.120 Movie theaters, theaters, coliseums and stadiums				
4.02.121 Seating capacity of not more than 300		P	P	
4.02.122 Seating capacity up to 1,000			SE	
4.02.123 Coliseums and stadiums with seating capacity more than 1,000				
4.02.130 Indoor rifle and pistol ranges				
4.02.140 Off-track betting facilities				
4.02.200 Activity conducted primarily outside enclosed buildings or structures				
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development				
4.02.220 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, approved as part of a residential development	P		P	
4.02.230 Recreation vehicle parks				
4.02.240 Campgrounds and camps				
4.02.250 Automobile and motorcycle racing tracks				
4.02.260 Drive-in movie theatres, open-air theaters, and amphitheaters				
4.02.270 Amusement and theme parks				
4.02.280 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses				
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons				
4.03.000 Institutional residence or care or confinement facilities				
4.03.100 Hospital and other in-patient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area				
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	P	P	
4.04.000 Emergency services				
4.04.100 Fire stations	P	P	P	P
4.04.200 Rescue squads, ambulance services	P	P	P	P
4.05.000 Miscellaneous public and semi-public facilities				
4.05.100 Post office				
		HV ZONE		
		HVR Residential	HVC Core	HVG Gateway
		HVE Employment		

ZONING REGULATIONS

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

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6.00.00 COMMERCIAL				
6.01.000 Commercial sales and rental of goods, merchandise and equipment				
6.01.100 Retail sales		P	P	
6.01.110 Building floor space <15,000 square feet/parcel				
6.01.111 Shoppers merchandise stores (see definition)		P	P	
6.01.112 Specialty shops (see definition)		P	P	
6.01.113 Antique shops, art galleries		P	P	
6.01.120 Building floor area > 15,000 square feet				
6.01.121 Shoppers merchandise stores (see definition)		P	P	
6.01.122 Specialty shops (see definition)		P	P	
6.01.123 Antique shops, art galleries		P	P	
6.01.130 General merchandise (see definition)		P	P	
6.01.140 Convenience stores		P	P	
6.01.150 Retail sales over 100,000 square feet on one floor (see definition)				
6.01.200 Wholesale sales (see definition)				
6.02.000 Restaurants				
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters		PC	PC	
6.02.200 Restaurant, fast food carry-out and delivery		PC	PC	
6.02.300 Restaurant, fast food drive-in and drive-through				
6.02.310 With direct highway access to a public street				
6.02.320 Part of a shopping center with no direct access to a public street				
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				
6.03.120 All other motor vehicle sale or rental; mobile home sales		PC	PC	
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers		PC	PC	
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)				
6.03.310 Motor vehicle repair and maintenance		PC	PC	PC
6.03.320 Motor vehicle fuel sales				
6.03.321 Associated with commercial uses >3,500 square feet				
6.03.322 All other				
6.03.330 Car wash				
	HV ZONE			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
6.03.400 Motor vehicle painting and body work				PC
6.03.500 Automotive parks				

ZONING REGULATIONS

6.04.000 [Medical c]Cannabis				
6.04.100 Processing operation				
6.04.200 Dispensary operation				
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				P
7.01.120 Buildings >10,000 square feet per parcel				P
7.01.200 Operations conducted within or outside fully enclosed building				
7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops				P
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils				P
7.01.230 Saw mills				
7.01.240 Alcoholic beverage manufacturing				
Farm alcohol production facility				
Alcohol production facility		PC	PC	
7.01.260 Fertilizer mixing plants				
7.01.270 Brick or block manufacturing				
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing and screening				
7.01.290 Wood/stump grinding				
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				
7.02.110 Automobile parking garage		PC	PC	PC
7.02.120 Automobile parking lot		PC	PC	PC
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)				
7.02.210 All storage within completely enclosed structures				P
7.02.220 Warehouse storage inside or outside completely enclosed structures				
7.02.230 Mini-warehouses				
7.02.240 Storage of petroleum products				
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (1) vehicles or equipment are owned and used by the person making use of the lot and (2) parking or storage occupies more than 75% of the developed area (contractor's yard)				
HV ZONE				
	HVR	HVC	HVG	HVE

CHARLES COUNTY CODE

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