

**2005 Bryans Road Zoning Amendments:
A Customer Assistance Guide**



Charles County Planning Division

Introduction

On July 25, 2005, the Charles County Commissioners adopted Zoning Text and Map Amendments (Bill 2005-01) to rezone the Town Center Core area of Bryans Road (surrounding the MD 210/ MD 227 intersection) as part of the implementation of the adopted Bryans Road-Indian Head Sub-Area Plan. The new zoning takes effect on September 8, 2005.

The objective of the comprehensive rezoning is to provide for more efficient use of land by allowing compact, moderate to high density development in a small core mixed-use area centered around the intersection of MD 210 and 227. The rezoning complements the Plan's vision to create an attractive, walkable community with a village atmosphere and to encourage infill development and redevelopment. This effort represents the first comprehensive rezoning that implements mixed-use, traditional neighborhood development in Charles County.

The objective of this Guide is to describe the major components of the new zoning. It should be used for general reference only; the specific requirements in the text amendments themselves should be used to determine how land in the rezoned area must be developed. Furthermore, the Guide should not be used as a substitute for the County's regulations, including the zoning and subdivision ordinances.

The New Zones

Core Retail/Residential (CRR)

- This new mixed-use zone incorporates a mixture of complementary land uses that are primarily retail, but can also include residential, service and employment uses. The area covered by CRR is approximately 100 acres, generally located on the north side of MD 210 (see attached conceptual zoning map).
- Base density is 2 units/acre, with a maximum of 15 dwelling units/acre allowed with the purchase of Transferable Development Rights (TDRs).
- In order to encourage a true mixed-use community, only 50% of the development on any property may be devoted to residential uses. In addition, any development which includes residential uses must be on properties of two (2) acres or greater.
- For a list of the permitted uses in the CRR, see table below.

Core Employment/Residential (CER)

- This new mixed-use zone incorporates a mixture of complementary land uses that are primarily employment (office, industrial, research and development, etc.), but can also include residential, service and retail uses. The area covered by CER is approximately 100 acres, generally located on the south side of MD 210 (see attached conceptual zoning map).

Core Employment/Residential (CER) Continued

- Base density is 2 units/acre, with a maximum of 15 dwelling units/acre allowed with the purchase of Transferable Development Rights (TDRs).
- In order to encourage a true mixed-use community, only 50% of the development on any property may be devoted to residential uses. In addition, any development which includes residential uses must be on properties of two (2) acres or greater.
- For a list of the permitted uses in the CER, see table below.

Core Mixed Residential (CMR)

- This new zone incorporates a mix of housing types - single-family detached homes, townhouses, duplexes, multiplexes - all allowed by right. The area covered by CMR is approximately 500 acres, generally surrounding the new CER and CRR zones (see attached conceptual zoning map).
- The CMR zone is intended as a transitional zone to provide a buffer and step-down in densities from the core Mixed-Use zones (CER and CRR) to the surrounding lower density residential zones.
- Base density is 2 units/acre, with a maximum of 10 dwelling units/acre allowed with the purchase of Transferable Development Rights (TDRs).
- For a list of the permitted uses in the CMR, see table below.

*No floating zones may be applied in the CER, CRR, or CMR.

Additional Zoning Changes

As part of the rezoning, a portion of the Bryans Road Town Center has been rezoned from Central Business (CB) to Residential Office (RO). This area, consisting of approximately 8 acres, is located along the southern side of MD 210, just west of a portion of the new CRR district. The rezoning of this area will provide for a transition in development intensity between the new mixed-use CRR and adjacent Medium-Density Residential (RM) areas. This new zoning better reflects the existing uses on the rezoned properties.

Schedule of Zone Regulations

The Schedule of Zone Regulations for the new zones is contained in Article VI, Figure VI-7 of the Zoning Ordinance and is included on the following pages for reference. It should be noted that front yard setbacks in the new zones are generally smaller than those in other zoning districts in the County. This was done to bring buildings closer to the street to promote a more traditional neighborhood streetscape and to be consistent with the newly adopted Commercial and Industrial Site Design Guidelines.

Schedule of Zone Regulations: Town Center Core Mixed Use Zones
Charles County, Maryland

Uses	Minimum Lot Criteria					Minimum Yard Requirements (Feet)				Max. Height		Lot Coverage	Intensity	Min Open Space	Max ISR	Min Tract Size
	Area	Sq.ft. per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
Core Retail/Residential (CRR) Zone																
Single-family detached 3.01.100	5,000 sq. ft.		55	75	30	10	6	12	20	40	3	50 to 70				
Patio/Court/Atium 3.01.300	3,000 sq. ft.		45		30	10	6	12	20	40	3	50 to 70				
Duplex 3.02.100	6,000 sq. ft.	3,000 sq. ft.	45	75	30	10	6	12	20	40	3					
Townhouse 3.02.200		1,200 sq. ft.			18	10	0	0	20	40	3	50 to 70				
Garden Apartment 3.03.100	2500 sq. ft.		200	200	200	10	10	20	50	40	3			10%		
Commercial Apartment 3.03.400		1,000 sq. ft.								50	2-4					
Inst./Util./Rec. 4.00.00	10,000 sq. ft.		100	100		10	20	40	50	50	2-4		0.50			
Service Commercial 5.00.00	10,000 sq. ft.		100	100		10	20	40	50	50	2-4		0.50			
Commercial 6.00.00	10,000 sq. ft.		100	100		10	20	40	50	50	2-4		0.50			
Industrial 7.00.00	10,000 sq. ft.		100	100		10	20	40	50	50	2-4		0.50			

Schedule of Zone Regulations: Town Center Core Mixed Use Zones
Charles County, Maryland

Uses	Minimum Lot Criteria					Minimum Yard Requirements (Feet)				Max. Height		Lot Coverage	Intensity	Min Open Space	Max ISR	Min Tract Size
	Area	Sq.ft. per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
Core Employment/Residential (CER) Zone																
Single-family detached 3.01.100	5,000 sq. ft.		55	75	30	10	6	12	20	40	3	50 to 70				
Patio/Court/Atium 3.01.300	3,000 sq. ft.		45		30	10	6	12	20	40	3	50 to 70				
Duplex 3.02.100	6,000 sq. ft.	3,000 sq. ft.	45	75	30	10	6	12	20	40	3					
Townhouse 3.02.200		1,200 sq. ft.			18	10	0	0	20	40	3	50 to 70				
Garden Apartment 3.03.100	2500 sq. ft.		200	200	200	10	10	20	50	40	3			20%		
Commercial Apartment 3.03.400		1,000 sq. ft.								50	2-4					
Inst./Util./Rec. 4.00.00	10,000 sq. ft.		100	100		10	20	40	50	50	2-4		0.50			
Service Commercial 5.00.00	10,000 sq. ft.		100	100		10	20	40	50	50	2-4		0.50			
Commercial 6.00.00	10,000 sq. ft.		100	100		10	20	40	50	50	2-4		0.50			
Industrial 7.00.00	10,000 sq. ft.		100	100		10	20	40	50	50	2-4		0.50			

Schedule of Zone Regulations: Town Center Core Mixed Use Zones
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Uses	Minimum Lot Criteria					Minimum Yard Requirements (Feet)				Max. Height		Lot Coverage	Intensity	Min Open Space	Max ISR	Min Tract Size
	Area	Sq.ft. per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
Core Mixed Residential (CMR) Zone																
Single-family detached 3.01.100	5,000 sq. ft.		55	75	30	10	6	12	20	36	3	50 to 70				
Patio/Court/Atium 3.01.300	3,000 sq. ft.		45		30	10	6	12	20	36	3	50 to 70				
Duplex 3.02.100	6,000 sq. ft.	3,000 sq. ft.	45	75	30	10	6	12	20	36	3					
Townhouse 3.02.200		1,200 sq. ft.			18	10	0	0	20	36	3	50 to 70				
Commercial Apartment 3.03.400		1,000 sq. ft.								36	3					
Inst./Util./Rec. 4.00.00	10,000 sq. ft.		100	100		10	20	40	50	36	3		0.50			
Service Commercial 5.00.00	10,000 sq. ft.		100	100		10	20	40	50	36	3		0.50			
Commercial 6.00.00	10,000 sq. ft.		100	100		10	20	40	50	36	3		0.50			
Industrial 7.00.00	10,000 sq. ft.		100	100		10	20	40	50	36	3		0.50			

Development Density and TDR Calculation

As discussed above, in order to achieve densities above the base density of 2 units per acre in the three new zones, Transferable Development Rights (TDRs) must be purchased. Density is established by dividing the number of lots/dwelling units by the number of acres devoted to residential development. The resulting density, usually a mixed number, is used to determine the number of development rights required. Any fractional portion of a number resulting from a density calculation will automatically be rounded up to the next whole number. For instance, if the resulting density calculation yields 2.01 units per acre, this will be considered to be 3 units per acre.

After determining your desired development density, calculate the number of TDRs to be purchased as follows:

- Two or fewer dwelling units per acre are “free” (no TDRs need be purchased).
- Three to four dwelling units per acre require the purchase of 1 TDR for each unit.
- Five to six dwelling units per acre require the purchase of 2 TDRs for each unit.
- Seven to eight dwelling units per acre require the purchase of 3 TDRs for each unit.
- CER and CRR only: Nine to fifteen dwelling units per acre require the purchase of 4 TDRs for each unit.
- CMR only: Nine to ten dwelling units per acre require the purchase of 4 TDRs for each unit.

Also see attached TDR calculation table.

Permissible Uses

The following table contains all the specified use categories in the County and their permissibility in the three new zoning districts and in the RO district. Each use is defined as either Permitted (P), Permitted with Conditions (PC), Permitted by Special Exception (SE), or Not Permitted (blank).

Uses that are Permitted with Conditions (PC) or Permitted by Special Exception (SE) may have some additional conditions added by the text amendments. Be sure to check the text amendments to see if your applicable use has any additional conditions.

Bryans Road Zoning Amendments Permissible Uses in the New Zones

USES DESCRIPTION	RO	CER	CRR	CMR
1.00.000 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			
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, reptiles, fish, birds, poultry, or aquaculture	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			
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				
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				
1.02.000 Forestry	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	
1.03.120 Open-air produce markets			P	
1.03.200 Horticultural sales with outdoor display				
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-premise sales permitted				
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				
2.02.000 Seafood processing				
2.02.100 Seafood processing and seafood operations with products raised or				

P=Permitted PC=Permitted with Conditions SE=Special Exception
Blank = Not Permitted * = See Section 91(d) Commercial 7

Bryans Road Zoning Amendments Permissible Uses in the New Zones

USES DESCRIPTION	RO	CER	CRR	CMR
harvested off-site				
2.02.200 Seafood processing and seafood operations with products raised on the premises				
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	PC	PC	PC
3.01.200 Lot line				PC
3.01.300 Patio/Court/Atrium				PC
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	PC
3.01.800 Single Room Occupancy Units	P	P	P	P
3.02.000 Single-family attached				
3.02.100 Duplex		PC	PC	PC
3.02.200 Townhouse		PC	PC	PC
3.02.300 Multiplex		PC	PC	PC
3.03.000 Multi-family				
3.03.100 Garden apartment		PC	PC	
3.03.200 Mid-rise				
3.03.300 Hi-rise				
3.03.400 Commercial apartment	P	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	PC
3.04.120 With between 9 and 16 people	P	SE	SE	SE
3.04.200 Day care				
3.04.210 Day care home (having fewer than 7 care recipients)	P	P	P	P
3.04.220 Day care center, day nursery (between 7 and 30 care recipients)	P	P	P	SE
3.04.300 Halfway house	P			SE
3.04.400 Elderly care homes				
3.04.410 Elderly care homes (1-8 people)	P	P	P	P
3.04.420 Elderly care homes (9-16 people)	SE	SE	SE	SE
3.04.500 Retirement housing complex	SE	P	P	P
3.05.000 Miscellaneous rooms for rent situations				
3.05.100 Rooming houses, boarding houses rented by the month	PC		PC	PC
3.05.200 Bed and breakfast, tourist homes	PC		P	SE
3.05.300 Hotels, motels, convention centers, conference centers, and similar businesses or institutions providing overnight accommodations		P	P	
3.05.400 Country Inn	SE		P	
3.06.000 Shelters, permanent	SE			
3.07.000 Migrant workers housing				
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION				

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Bryans Road Zoning Amendments Permissible Uses in the New Zones

USES DESCRIPTION	RO	CER	CRR	CMR
4.01.000 Educational, cultural, religious, philanthropic, social, and fraternal uses				
4.01.100 Schools				
4.01.110 Private elementary and secondary (including pre-school, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	SE
4.01.120 Trade or vocational schools	P	P		
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	SE			
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 associated educational and instructional activities)				
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	P	P	P	
4.01.320 Located within any other structure	SE	P	P	
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls, and similar uses	P		P	
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, billard and pool halls, indoor athletic and exercise facilities and similar uses, not part of a residential project		P	PC	
4.02.120 Movie theatres, theatres, coliseums, and stadiums				
4.02.121 Seating capacity of not more than 300		P	P	
4.02.122 Seating capacity up to 1000		P	P	
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			SE	
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				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	P	P	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 theatres, and amphitheatres				
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				

P=Permitted PC=Permitted with Conditions SE=Special Exception

Blank = Not Permitted * = See Section 91(d) Commercial

Bryans Road Zoning Amendments Permissible Uses in the New Zones

USES DESCRIPTION	RO	CER	CRR	CMR
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 Hospitals and other inpatient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area		PC		
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	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				
4.05.110 Local	P	P	P	
4.05.120 Regional		P		
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	SE	SE		
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 antennae	PC	PC	PC	PC
4.07.000 Satellite dishes and earth stations				
4.07.100 Earth stations	SE	SE	SE	SE
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			
4.08.110 Family burial sites				
4.08.200 Crematoriums	P	SE		
4.09.000 Transportation				
4.09.100 Bus stations, train stations	P	P	P	P
4.09.200 Park and ride facilities	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	
5.01.112 Personal Services (see definition)	P			

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Bryans Road Zoning Amendments Permissible Uses in the New Zones

USES DESCRIPTION	RO	CER	CRR	CMR
5.01.113 Dry cleaning/laundry and laundromats				
5.01.114 Banks and financial institutions		P	P	
5.01.115 Business services	P	P	P	
5.01.116 Office or clinics of physicians, dentists, and chiropractors	P	P	P	
5.02.000 Operations conducted within and/or outside fully enclosed building				
5.02.100 Construction services and supplies				
5.02.200 Retail concrete mixing				
5.02.300 Funeral homes	PC	PC		
5.02.400 Veterinarians and veterinary hospitals		PC		
5.02.500 Nursery schools and day care centers with more than 30 children	P	P	P	SE
6.00.00 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 sq. ft./parcel				
6.01.111. Shoppers merchandise stores (see definition)		P	P	
6.01.112 Specialty shops (see definition)	P	P	P	
6.01.113 Antique shops, art galleries	P	P	P	
6.01.120 Building floor area >15,000 sq. ft.				
6.01.121 Shoppers merchandise stores (see definition)				
6.01.122 Specialty shops (see definition)				
6.01.123 Antique shops, art galleries				
6.01.130 General merchandise (see definition)				
6.01.140 Convenience stores		SE	SE	SE
6.01.150 Retail Sales over 100,000 square feet on one floor (see definition)				
6.01.200 Wholesale sales (see definition)		P		
6.02.000 Restaurants				
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters	PC	P	P	
6.02.200 Restaurant, fast food carry-out and delivery		P		
6.02.300 Restaurant, fast food drive-in, and drive-thru				
6.02.310 With direct highway access to a public road				
6.02.320 Part of a shopping center with no direct access to a public road		P	P	
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		SE		
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers.				
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)				
6.03.310 Motor vehicle repair & maintenance		P	P	
6.03.320 Motor vehicle fuel sales				
6.03.321 Associated with commercial uses > 3,500 sq ft				
6.03.322 All other				
6.03.330 Car wash				

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Bryans Road Zoning Amendments Permissible Uses in the New Zones

USES DESCRIPTION	RO	CER	CRR	CMR
6.03.400 Motor vehicle painting and body work				
6.03.500 Automotive parks				
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 sq. ft. per parcel		P		
7.01.120 Buildings > 10,000 sq. ft. per parcel		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				
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils				
7.01.230 Saw mills				
7.01.240 Alcoholic beverage manufacturing				
7.01.241 Brewery producing 100 K or > barrels annually (State Class 5A), Distillery				
7.01.242 Brewery producing < 100 K barrels annually (State Class B)				
7.01.250 Winery				
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		P	P	
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				
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: (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 percent of the developed area (contractor's yard)				
7.02.400 Parking of Motor Vehicles (Trucks)				
7.02.410 Parking of one motor vehicle >15,000 pounds gross vehicle weight				
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight				
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		SE		
7.05.000 Mineral extraction				

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**Bryans Road Zoning Amendments
Permissible Uses in the New Zones**

USES DESCRIPTION	RO	CER	CRR	CMR
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				

Site Design and Architectural Standards

Projects submitted in any of the new zones must follow the requirements of the Architectural and Site Design Guidelines and Standards. Guidelines for Single-Family dwellings were adopted in January 2003; Guidelines for Commercial and Industrial development were adopted in May 2005. Guidelines for Townhouses and Apartments are currently being drafted and are anticipated to be adopted sometime in 2006. A design code which conforms to the Architectural and Site Design Guidelines and Procedures must be submitted with any preliminary plat or site plan.

For more information, refer to the Guidelines on the County website at http://www.charlescounty.org/pgm/planning/publications/SDARB_Commercial%20Guidelines_May2005.pdf. Copies of the guidelines are also available for sale in the Planning Office.

Shared Parking

The text amendments include revisions to the shared parking provisions contained in §297-341 of the Zoning Ordinance. *The new shared parking provisions apply to all development in the County that uses shared parking, not just that which occurs in the new zoning districts.* The main features of the new requirements are:

- A new parking occupancy rate table will be used to determine the required number of parking spaces for shared parking among different uses.
- In lieu of using this new parking table, a parking demand study can be submitted to show the feasibility of shared parking.

Any shared parking facility must be owned by the same owner or be the subject of a shared parking agreement between the different owners of the properties involved.

For more information, consult §297-341 of the Text Amendments.

Bufferyards

- Figure X-1 in Article X of the Zoning Ordinance has been revised to provide road corridor bufferyard and building setback requirements for the three new zones.

Road Corridor setback requirements were established to provide a visual and safety buffer between major roads (arterials, parkways, and collectors) and property. The road corridor bufferyard requirements specify the type and extent of screening required along higher classifications of roads. For all zoning districts, the Road Corridor building setback requirements supercede the lot setback requirements established for the particular zones. The Road Corridor building setback applies to whatever side of the building fronts on the road in question. For example, if the side of a building fronts on an arterial road (i.e. Route 210), the Road Corridor building setback would apply to the side yard only; the

front and rear setbacks would be the regular setback requirements for the particular zone.

It should be noted that the Road Corridor building setback requirements may be changed in the future, to reflect the new Architectural and Site Design commercial/industrial guidelines, which allow buildings to be closer to the street.

- Figures XXII-1 and XXII-2 in Article XXII of the Zoning Ordinance have been revised to provide bufferyard requirements for the three new zones in relation to adjacent zones. The purpose of bufferyards between adjacent zones is to minimize the negative impact of any future use on neighboring uses by providing effective separation between different zones. The bufferyard regulations specify the type and extent of screening required between different zoning districts.

Zoning Map Changes

Charles County Zoning Maps 5, 6, 12, and 13 have been amended to incorporate the three new zones as well as the area changing from CB zoning to RO. The official Zoning Maps are available for review in the Charles County Planning Office. A small conceptual map showing the general location of the new zones is attached to this Guide for general reference.

Attachments

- Adopted Bryans Road Zoning Text Amendments
- Conceptual zoning map
- TDR Calculation Worksheet

For further information

The adopted zoning text amendments, conceptual zoning map, and Bryans Road-Indian Head Sub-Area Plan can be downloaded from the County's website at <http://www.charlescounty.org/pgm/planning/plans/commplanning/bryansroad/default.htm>.

Hard copies can also be purchased in the Permits Department in the County Government Building. The official County zoning maps can be reviewed and purchased in the County Planning Office.

If you have any further questions on the new Bryans Road zoning districts or the Bryans Road-Indian Head Sub-Area Plan, contact:

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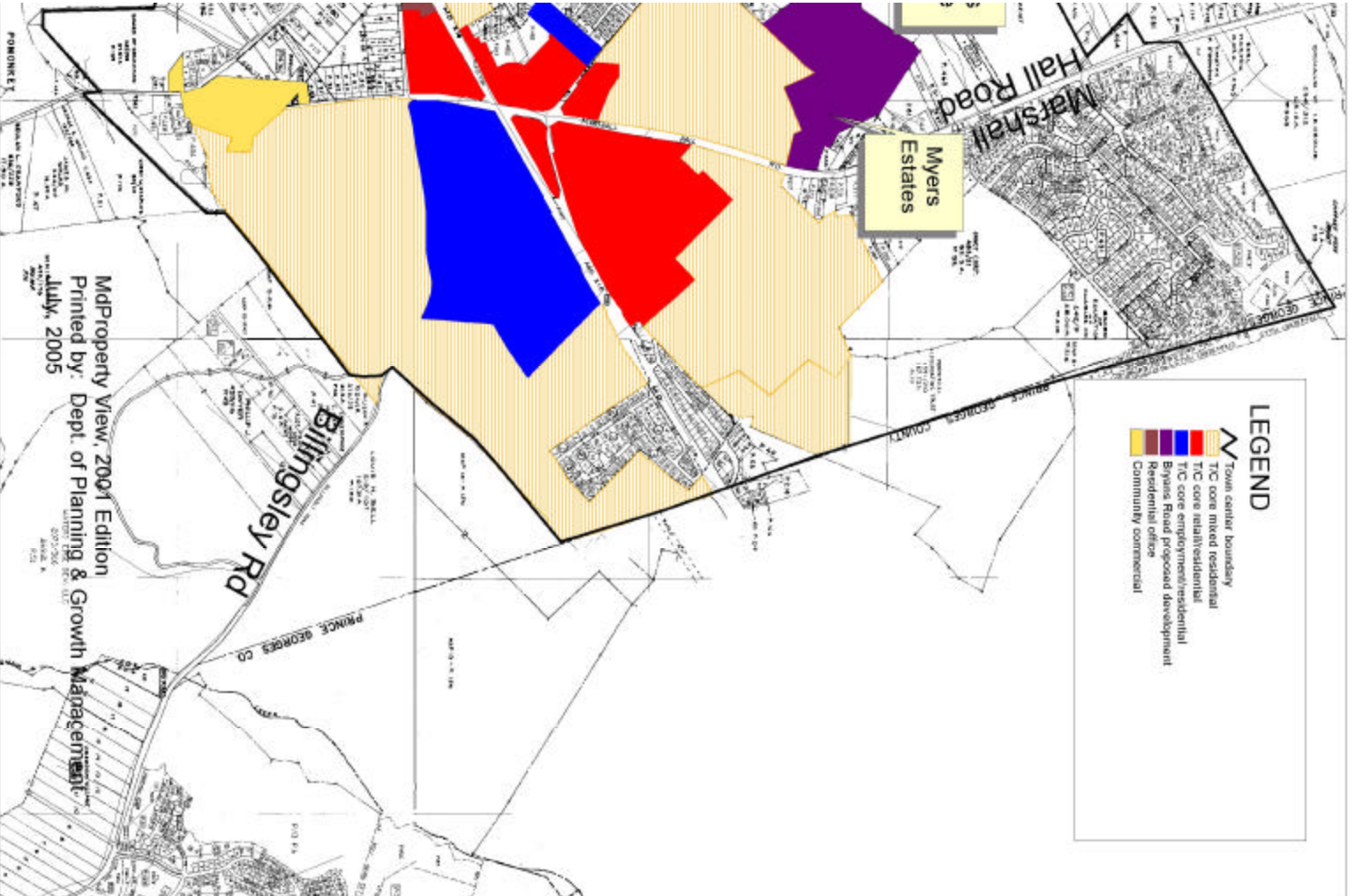
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Sample TDR Calculation

Example: Total Number of Acres 8.78
 Total Number of Proposed Dwelling Units 79
 Density per acre = (# units divided by # of acres) 8.99

Max. Lots/dus
at this density TDRs

a. Density - Two or fewer units per acre. A density at or below 2.0 lots/dwelling units per acre may be achieved without the use of TDRs.	# acres x 2.0 = 8.78 x 2.0 =17.56=17 lots/dus	0
b. Three lots/units per acre. For each lot/dwelling unit that causes the density to range above 2.0 lots/dwelling units per acre to 3.0 lots/dwelling units per acre, 1 TDR must be used. Four lots/units per acre. For developments with densities that reach above 3.0 and to 4.0 lots/dwelling units per acre, development rights are not required for all lots/dwelling units causing the density to exceed 3 lots/dwelling units per acre.	# of acres x 3.0 = 8.78 x 3.0 = 26.34 = 26 lots/dus	26-17 = 9
	# of acres x 4.0 = 8.78 x 4.0 = 35.12 = 35 lots/dus	0
c. Five lots/units per acre. When the density exceeds 4.0 lots/dwelling units per acre, the provisions of paragraph a. and b. shall apply. In addition, for each lot/dwelling unit that causes the density to range above 4.0 to 5.0 lots/dwelling units per acre, 1 TDR must be used. Six lots/units per acre. For developments with densities that reach above 5.0 and to 6.0 lots/dwelling units per acre, development rights are not required for all lots/dwelling units causing the density to exceed 5 lots/dwelling units per acre.	# of acres x 5.0 = 8.78 x 5.0 = 43.9 = 43 lots/dus	43-35 = 8
	# of acres x 6.0 = 8.78 x 6.0 = 52.68 = 52 lots/dus	0
d. Seven lots/units per acre. When the density exceeds 6.0 lots/dwelling units per acre, the provisions of paragraph a., b. and c. shall apply. In addition, for each lot/dwelling unit that causes the density to range above 6.0 to 7.0 lots/dwelling units per acre, 1 TDR must be used. Eight lots/units per acre. For developments with densities that reach above 7.0 and to 8.0 lots/dwelling units per acre, development rights are not required for all lots/dwelling units causing the density to exceed 7 lots/dwelling units per acre.	# of acres x 7.0 = 8.78 x 7.0 = 61.46 = 61 lots/dus	61-52 = 9
	# of acres x 8.0 = 8.78 x 8.0 = 70.24 = 70 lots/dus	
e. Nine lots/units per acre. When the density exceeds 8.0 lots/dwelling units per acre, the provisions of paragraph a., b., c. and d. shall apply. In addition, for each lot/dwelling unit that causes the density to range above 8.0 to 9.0 lots/dwelling units per acre, 1 TDR must be used.	# of acres x 9.0 = 8.78 X 9.0 = 79.02 = 79 lots/dus 79 lots requested	79-70 = 9
Ten to fifteen lots/units per acre. When the density exceeds 9.0 lots/dwelling units per acre, the provisions of paragraph a., b., c., d. and e. shall apply. Development rights are not required for all lots/dwelling units causing the density to exceed nine lots/dwelling units per acre.		
TOTAL NUMBER OF TDRs REQUIRED		35



LEGEND

- Town center boundary
- TIC core mixed residential
- TIC core retail/residential
- TIC core employment/residential
- Bayside Road proposed development
- Residential office
- Community commercial

MdProperty View, 2001 Edition
 Printed by: Dept. of Planning & Growth Management
 July, 2005