

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]

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

| 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 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 | P | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | | | | | | | |
| 1.01.200 Including livestock on a parcel greater than five acres — dairy farming, keeping or raising for sale large or small animals, reptiles, fish, birds, poultry, or aquaculture | 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 | | | | | | | |
| 1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale | SE | SE | SE | SE | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 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 | | | |
| 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 | P | | | | | | | | | | | |
| 1.01.430 Commercial assembly and repair of all equipment normally used in agriculture | P | P | | | | | | | | | | | 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 | | P | | | | | | | | | |
| 1.01.450 Poultry houses, hog operations with six or more hogs | PC | SE | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.01.460 Slaughterhouses | SE | 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 | P | 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 produce markets | PC | PC | PC | PC | | | | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | P | | | | | | | | |
| 1.05.200 On-premises sales permitted | P | SE | SE | SE | | | | | | P | P | | P | | P | P | | | P | | P | | | | | | |
| 1.05.300 Medical cannabis dispensary | | | | | | | | | | | PC | PC | | PC | 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 | | | |
| 1.06.000 Kennel, commercial | PC | SE | SE | | | SE | | | | PC | PC | | PC | | | | | | PC | | PC | | | | | | |
| 1.07.000 Cat boarding facility | PC | PC | PC | PC | | PC | | | | | | | | | | | | | | | | | | | P | P | |
| 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 Seafood processing | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.03.000 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 | 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 |
| 3.02.300 Multiplex | | | | | | | PC | PC | | | | | | | | | | | PC | | PC | | PC | PC | PC | PC | PC |
| 3.03.000 Multifamily | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.03.100 Garden apartment | | | | | | | PC | PC | | | | | | | | | | | PC | | PC | | P | PC | PC | | PC |
| 3.03.200 Midrise | | | | | | | PC | PC | | | | | | | | | | | PC | | PC | | P | | | | PC |
| 3.03.300 High-rise | | | | | | | | | | | | | | | | | | | SE | | SE | | SE | | | | 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 | | | |
| 3.03.400 Commercial apartment | | | | | | | | | 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 | 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 | 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 | * | SE | | P | P | P | SE | P | P | P | SE | P | P | P |
| 3.04.300 Halfway house | SE | SE | SE | SE | SE | SE | SE | SE | P | | | | | | | | SE | | 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 | SE | SE |
| 3.04.500 Retirement housing complex | | | | | | | | 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 | PC | PC | PC | SE | SE | SE | PC | PC | PC | PC | PC | | | | SE | | SE | | SE | | PC | 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 | 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 | SE | SE | PC | PC | PC | | | | | | SE | | SE | | P | | | | |
| 3.06.000 Shelters, permanent | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | | | | | | P | | | | | | | | |
| 3.07.000 Migrant workers housing | PC | PC | PC | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.00.000 INSTITUTIONAL/UTILITIES/RECREATION | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 | | | |
| 4.01.000 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 | | | P | P | P | P | P | SE | SE | SE | | | |
| 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 ¹ | P | P | P | P | P | P | P | P | 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 | SE | 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 | 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 | | P | P | P | P | P | P | | P | | P | P | |
| 4.02.000 Recreation, amusement, and entertainment | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.02.100 Activity conducted entirely within building or substantial structure | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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) |
| 4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic | | | | | | | | | | SE | P | P | P | * | PC | | | 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 | 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 | | | | | | | | | | |

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 | | | |
| 4.02.260 Drive-in movie theaters, open-air theaters, and amphitheaters | SE | SE | | | | | | | | | | | SE | | | | | | | | | | | | | | |
| 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 | | 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 | | | | | 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 | |
| 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 | * | PC | PC | | PC | PC | | SE | | | | | 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 | | | |
| 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 | |
| 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 | 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 | PC | | | | | | | | |
| 4.08.120 Other cemeteries | SE | SE | SE | SE | SE | SE | SE | SE | | | | | | | | | SE | | P | | | | | | | | |
| 4.08.200 Crematoriums | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | | P | | P | P | SE | P | 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 | * | | | | P | P | | P | PC | 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) |
| 5.01.113 Dry cleaning/laundry and laundromats | | | | | | | | | | P | P | P | P | * | | | | 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 | * | | | | P | P | | P | P | P | | P | P |
| 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 | | 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 |
| 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 | * | 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 | | | | | P | P | | P | P | P | | P | P |
| 6.01.112 Specialty shops (see definition) | | | | | | | | | P | P | P | P | P | | | | | | | | P | P | P | | P | P |
| 6.01.113 Antique shops, art galleries | SE | SE | SE | | SE | | | | P | 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 |
| 6.01.122 Specialty shops (see definition) | | | | | | | | | | | P | P | SE | | | | | 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 | | | |
| 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 | | | | | P | P | | P | | | | | | |
| 6.01.140 Convenience stores | | | | | | | | | SE | P | P | SE | | | | | | P | P | | P | SE | SE | SE | P | P | |
| 6.01.150 Retail sales over 100,000 square feet (see definition) | | | | | | | | | | SE | SE | | | | | | | | PC | | PC | | | | | | |
| 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 | P | P | P | PC | P | | | P | P | | P | P | P | | P | P | |
| 6.02.200 Restaurant, fast food carry-out and delivery | | | | | | | | | SE | P | P | SE | * | 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 shopping center with no direct access to a public road | | | | | | | | | | P | P | 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 | |
| 6.02.400 Pub-brewery (standard restaurant with accessory brewery producing 2,000 or fewer barrels of malt beverage annually and requiring a State Class 6 license); microbrewery (standard restaurant with brewery producing 10,000 or fewer barrels malt beverage annually and requiring a State Class 7 license) | | | | | | | | PC | SE | P | P | P | SE | P | | | | P | 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 | | | | | | | | | | | 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 | | | |
| 6.03.120 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.03.320 Motor vehicle fuel sales | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.03.321 Associated with commercial uses > 3,500 square feet | | | | | | | | | | SE | SE | SE | PC | | SE | | | SE | SE | | | | | | | | |
| 6.03.322 All other | | | | | | | | | | SE | PC | PC | PC | | PC | | | PC | PC | | | | | | | | |
| 6.03.330 Car wash | | | | | | | | | | PC | PC | PC | PC | | PC | | | PC | PC | | | | | | | | |
| 6.03.400 Motor vehicle painting and body work | | | | | | | | | | | PC | | PC | | PC | | | PC | SE | | | | | | | | |
| 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 | P | | | SE | SE | |
| 7.01.120 Buildings > 10,000 square feet per parcel | | | | | | | | | | | | | SE | P | P | P | | P | P | | SE | SE | | | | SE | |
| 7.01.200 Operations conducted within or outside fully enclosed building | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 | | | |
| 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 | | P | P | | P | P | | | | | | | | |
| 7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils | | | | | | | | | | | | | | | P | P | | P | P | | | | | | | | |
| 7.01.230 Saw mills | P | P | P | | | | | | | | | | P | | P | P | | | | | | | | | | | |
| 7.01.240 Alcoholic beverage manufacturing | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.01.241 Brewery producing 100 K or > barrels annually (State Class 5A), distillery | | | | | | | | | | | | | | | | P | | | | | | | | | | | |
| 7.01.242 Brewery producing < 100 K barrels annually (State Class B) | | | P | | | | | | | | | | | | P | P | | | | | | | | | | | |
| 7.01.250 Winery | PC | PC | PC | | | | | | | | | | | | 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 | | |
| 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 | P | | 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 | | | |
| 7.02.220 Warehouse storage inside or outside completely enclosed structures | | | | | | | | | | | | | | | P | P | | P | P | | | | | | | | |
| 7.02.230 Mini-warehouses | | | | | | | | | | | SE | SE | SE | SE | | | | SE | SE | | | | | | | | |
| 7.02.240 Storage of petroleum products | | | | | | | | | | | | | | | SE | 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 | | P | P | | P | SE | | | | | | | | |
| 7.02.400 Parking of motor vehicles (trucks) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | |
| 7.04.000 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 | | P | SE | | | | | SE |
| 7.04.210 Energetics research and development | | | | | | | | | | | | | | | | | | P | | | | | | | | | |
| 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 | | | | | | | |
| 7.05.200 Wells for oil, natural gas, or petroleum | SE | SE | | SE | | SE | SE | SE | | SE | SE | | SE | | SE | SE | | SE | SE | SE | | | | | | | |

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 | | | |
| 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 | 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 | 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 | 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 | 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 | |