

ZONING REGULATIONS

297 Attachment 6

Charles County

**Figure XIV
Cluster Development**

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Figure XIV-1
Requirements for Suburban Cluster Developments
 [Amended 3-1-1999 by Ord. No. 99-16]

Zone	Minimum Tract (acres)	Dwelling Unit Types Allowed ¹	Minimum Open Space	
			With Sewer	Without Sewer
AC	50	Single-family detached (3.01.100)	N/A	60%
RC	50	Single-family detached (3.01.100)	N/A	60%
RR	25	Single-family detached (3.01.100)	N/A	50%
RV	15	Single-family detached (3.01.100) Duplex (3.02.100)	30%	40%
RL	15	Single-family detached (3.01.100)	30%	N/A
RM	10	Single-family detached (3.01.100)	20%	N/A
RH	5	Single-family detached (3.01.100)	10%	N/A

NOTES:

¹ Those uses designated as PC in the Table of Permissible Uses are permitted in the indicated zones if the standards of cluster development in Article XIV are met. The number in parentheses corresponds with the use numbers in the Table of Permissible Uses.

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Figure XIV-2

Schedule of Dimensional Requirements: Cluster Developments

[Amended 12-7-1993 by Ord. No. 93-100; 11-21-1994 by Ord. No. 94-100; 7-8-1997 by Ord. No. 97-83;
3-1-1999 by Ord. No. 99-16; 3-12-2001 by Ord. No. 01-16]

Zones and Dwelling Types	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Maximum Lot ³ Coverage
	Lot Area ¹ (square feet)	Area/dwelling Unit (square feet)	Width ² (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories	
AC, RC												
Single-family detached 3.01.100	40,000		100		80	50	30	60	50	36	3	25%
RR												
Single-family detached 3.01.100	15,000		80		50	30	10	25	25	36	3	30%
RV												
Single-family detached 3.01.100	10,000		70		40	25	8	20	25	36	3	35%
Duplex 3.02.100	10,000		60		40	25	0	15	20	36	3	40%
RL												
Single-family detached 3.01.100	8,000 ⁴		65		40	25	8	20	20	36	3	35%
RM												
Single-family detached 3.01.100	7,000 ⁴		55		30	20	8	20	20	36	3	50%
RH												
Single-family detached 3.01.100	6,000		55		30	20	8	20	20	36	3	50%

NOTES:

¹ Where the suburban cluster development is permitted without public water and sewer, the minimum lot area shall be that which is permitted by the County Health Department.

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- ² Width measured at minimum building restriction line.
 - ³ Lot coverage includes the square footage of all buildings located on the lot.
 - ⁴ The minimum lot area may be reduced to 6,000 square feet when at least 25% of the density of the cluster development is the result of transferable development rights being transferred to the property.
- A. An attached balcony, deck, porch, and patio may project into the minimum rear yards of townhouse units by up to 10 feet where the rear yards are adjacent to the Resource Protection Zone or Forest Conservation Easements Areas.

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Figure XIV-3
Minimum Acceptable Facilities for Active Recreation
 [Amended 3-1-1999 by Ord. No. 99-16]

Suburban Cluster Development on Public Water or Sewer

Dwelling Units	Facilities
0 to 50	Picnic shelter/tables/gazebo
50 to 100	Tot-lots
100 to 250	Fitness trail or volleyball courts
250 to 500	Tennis courts, basketball courts or multipurpose field
500+	Any one of the following: swimming pool; soccer field; football field; softball field; boat ramp; or paved bike trail

NOTES:

1. The recreational facilities identified are to serve as a guide and may be combined or substituted, provided that the facilities proposed are commensurate with the scale of the development.
2. Recreational facility requirements are cumulative in that the larger-scale development must include facilities equivalent to the smaller-scale development in addition to those listed for their class of development.