

Zoning and Land Use Overview:

The Properties are zoned RR – Rural Residential and designated as Suburban Large Lot District on the County’s Land Use Plan. The RR Zone is intended to maintain the rural character of the area and provides for low to moderate density residential development, along with a host of other uses permitted by right and special exception.

Single family detached homes are permitted by right. Multifamily and single family attached homes are not permitted. The minimum lot size requirement for residential is 30,000 square feet.

The base density is 1 dwelling unit per acre. The Properties are approximately 50 acres allowing for a residential subdivision with a maximum of 50 single family detached homes. There is a density bonus available for developments that incorporate affordable housing. The bonus increases the allowable density to 1.22 dwelling units per acre. If utilized, the density bonus would allow for a maximum of 61 single family detached homes.

Please note this is the maximum allowable density for the overall acreage and not a guaranteed density yield. Density yield would be limited by the applicable bulk regulations, environmental factors, and the availability of adequate public facilities including schools and roads. Additional technical analysis including, but not limited to, percolation testing and environment studies, would be required to determine a concrete density yield.

Certain commercial uses are also permitted by right, permitted by right with conditions, or permitted by special exception. Some of the commercial uses permitted by right and by right with conditions include:

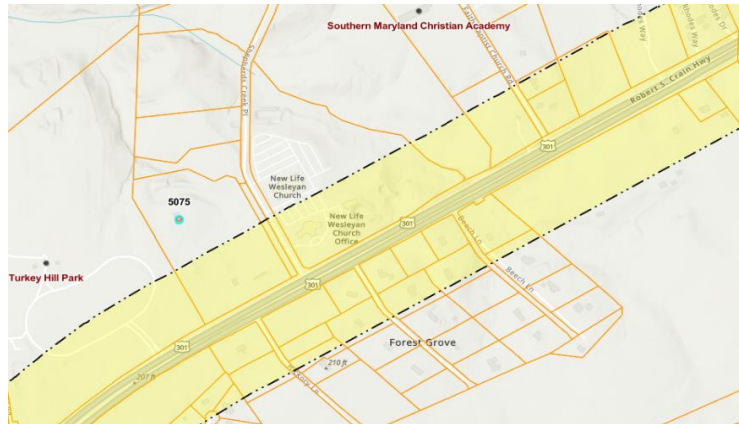
- Commercial greenhouse operations (no on-premise sales),
- Bed-and-breakfast and tourist houses (subject to conditions), and
- Agritourism (subject to conditions).

Some of the commercial uses permitted by special exception include:

- Commercial greenhouse operations with on-premise sales,
- Country inns,
- Nurseries, schools, day-care centers, and nursing care institutions,
- Private elementary and secondary schools, including pre-school and kindergarten,
- Veterinarians and veterinary hospitals,
- Funeral homes and crematoriums,
- Ground mounted and roof top solar energy systems,
- Rifle, pistol and archery ranges, and
- Driving ranges, mini-golf courses, batting cages, and stake parks.

A full list of the permissible uses and the bulk regulations for the RR Zone are attached hereto as Exhibit A.

In addition, the front portion of the 5075 Parcel contains a Highway Corridor Overlay Zone Designation (the “HC Zone”) as shown in the image below. The purpose of the HC Zone is to protect the aesthetic and visual character of land adjacent to major highway corridors. Any development within the HC Zone is subject to design review for compliance with the architectural standards provided in the County Code. The architectural standards are intended to encourage development that is compatible and harmonious with the area. The architectural standards, and other HC Zone requirements, are attached hereto as Exhibit B.



Conclusion

In conclusion, there appear to be viable residential and commercial uses available for the Properties that are permitted by right or through the special exception process. Once a specific intended use is identified, we recommend further analysis that would include consultation with County staff and a title search to identify any encumbrances. In addition, we recommend consultation with a knowledgeable civil engineer to evaluate any site-specific engineering and environmental restraints. If you have any questions, or need further assistance with a specific development proposal, please do not hesitate to contact our office.

****Please note that this memorandum is a preliminary zoning analysis. It was prepared without consultation from County staff and does not include an analysis of any title restrictions or encumbrances, including, but not limited to private easements or covenants.*

Exhibit A

Permissible Use Table and Bulk Regulations

ZONING REGULATIONS
Figure VI-2
Schedule of Zone Regulations: Rural Residential Zones
[Amended 12-11-2000 by Ord. No. 00-93; 6-16-2003 by Bill No. 2003-03]

ABBREVIATIONS:

du: Dwelling unit.

FAR: Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

ISR: Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Intensity	Minimum Open Space	Maximum ISR	Minimum Tract Size
	Area	Square Feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories					
RC Zone																
Agricultural 1.00.000	3 acres¹		150	200	120	75	40	80	50	40						
Grain dryers, etc. 1.01.410	20 acres		600	600		200	200	400	200	40						
Residential 3.00.000	3 acres¹		120	200	100	50	30	60	50	36	3					
Institutional/utilities/recreation 4.00.000	3 acres¹		120	200	100	50	30	60	50	36	3		0.20 FAR			
Park-and-ride facilities 4.09.200	1 acre		100	150	75	30	15	30	20							
Sawmills 7.01.230	20 acres		800	800	650	100	300	600	300	40						
Residential lots less than three acres (existing prior to 10-31-2000)						30	15	35	36	36	3					
RR Zone																
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40						
Residential 3.00.000	30,000 square feet		100	150	80	40	20	40	40	36	3	25%		15%		
Institutional/utilities/recreation 4.00.000	1 acre		100	150	80	50	20	40	40	36	3	30%				
Residential lots less than three acres (existing prior to 10-31-2000)			100			30	15	35	30	36	3	30%				

NOTES:

¹ For the RC(D) Zone, the minimum lot area shall be 10 acres, except as set forth in § 297-88D for Neighborhood Conservation Districts.

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; 11-14-2023 by Bill No. 2023-10; 2-7-2024 by Bill No. 2024-01; 3-19-2024 by Bill No. 2024-03]

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

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

CHARLES COUNTY CODE

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

ZONING REGULATIONS

Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
1.05.200 On-premises sales permitted	P	SE	SE	SE						P	P		P		P	P										
1.05.300 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		
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	P		
3.02.000 Single-family attached																										
3.02.100 Duplex					P		PC	PC									PC		PC		PC	PC	PC	PC		
3.02.200 Townhouse							PC	PC									PC		PC		PC	PC	PC	PC	PC	PC
3.02.300 Multiplex							PC	PC									PC		PC		PC	PC	PC	PC	PC	PC

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Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
3.03.000 Multifamily																										
3.03.100 Garden apartment							PC	PC									PC		PC		P	PC	PC		PC	PC
3.03.200 Midrise							PC	PC									PC		PC		P				PC	PC
3.03.300 High-rise																	SE		SE		SE					PC
3.03.400 Commercial apartment									P	P	P	P	P						P		P	P	P		PC	PC
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
3.04.120 With between nine and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	P	P			P				SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.200 Day care																										
3.04.210 Day-care home (having fewer than nine care recipients)	P	P	P	P	P	P	P	P	P	P			P				P		P	P	P	P	P	P	P	P
3.04.220 Day-care center, day nursery (between nine and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	PC	SE		P	P	P	SE	P	P	P	SE	P	P
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	P								SE		SE	SE	SE			SE	SE	SE
3.04.400 Elderly care homes																										
3.04.410 Elderly care homes (1–8 people)	P	P	P	P	P	P	P	P	P								P		P	P	P	P	P	P	P	P
3.04.420 Elderly care homes (9–16 people)	SE	SE	SE	SE	SE	SE	SE	SE	SE								SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.500 Retirement housing complex								SE	SE			SE	SE				P		P		P	P	P	P	P	P
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
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		PC				P							
3.07.000 Migrant workers housing	PC	PC	PC																							

ZONING REGULATIONS

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

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

ZONING REGULATIONS

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

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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)
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower	SE	SE	SE	SE		SE	SE	SE	SE		SE			SE	P	P		SE	SE		SE	SE			SE	SE
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4.06.500 Wireless communication antennas	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
4.07.000 Satellite dishes and earth stations																										
4.07.100 Earth stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	SE	PC	SE	SE	SE	SE	SE	SE		
4.07.200 Satellite dishes	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	PC	P	P	P	PC	P	PC	PC	PC	PC	PC	PC	PC	PC
4.08.000 Cemeteries and crematoriums																										
4.08.100 Cemeteries																										
4.08.110 Family burial sites	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC				PC	PC								
4.08.120 Other cemeteries	SE	SE	SE	SE	SE	SE	SE	SE									SE									
4.08.200 Crematoriums	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P		P		P	P	SE	P				SE				
4.09.000 Transportation																										
4.09.100 Bus stations, train stations									P		P	P	P	P	P	P		P	P		P	P	P	P	P	P
4.09.200 Park and ride facilities	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5.00.000 SERVICE-ORIENTED COMMERCIAL																										
5.01.000 All operations conducted entirely within fully enclosed building																										
5.01.100 Operations designed to attract and serve customers or clients on the premises																										
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)									P	P	P	P	P	P	P			P	P		P	P	P		P	P
5.01.112 Personal services (see definition)									P	P	P	P	P	PC ¹				P	P		P	PC	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
5.01.115 Business services									P	P	P	P	P	PC ¹				P	P		P	P	P		P	P

ZONING REGULATIONS

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

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)
6.01.150 Retail sales over 100,000 square feet (see definition)											SE	SE							SE		SE					
6.01.200 Wholesale sales (see definition)											P		P	P	P	P		P	P		P	P				
6.02.000 Restaurants																										
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters									PC	SE	PC	PC	PC	PC	PC			PC	PC		PC	PC	PC		PC	PC
6.02.200 Restaurant, fast food carry-out and delivery										SE	P	P	SE	PC	P			P	P		P	P	P		P	P
6.02.300 Restaurant, fast-food drive-in, and drive-through and mobile food service facilities																										
6.02.310 With direct highway access to a public road											SE	SE	SE					SE	SE		SE					
6.02.320 Part of a business park or shopping center with no direct access to a public road											P	P	P	PC				P	P		P	P	P			
6.02.330 Mobile food service facilities		PC									PC	PC	PC	PC	PC	PC		PC	PC		PC	PC	PC		PC	PC
6.03.000 Motor vehicle-related and service operations																										
6.03.100 Motor vehicle sales or rental; mobile home sales																										
6.03.110 Motor vehicle sale or rental in the CB Zone on > 3 acres												SE														
6.03.120 All other motor vehicle sale or rental; mobile home sales											PC	PC	PC					PC	PC			SE				
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers.										PC	PC		PC		PC			PC	PC							
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)																										
6.03.310 Motor vehicle repair and maintenance										PC	PC	PC	PC	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																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
6.03.320 Motor vehicle fuel sales																										
6.03.321 Associated with commercial uses > 3,500 square feet										SE	SE	SE	PC	PC	SE			SE	SE		PC					
6.03.322 All other										SE	PC	PC	PC	PC	PC			PC	PC		PC					
6.03.330 Car wash										PC	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							
6.04.000 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																							

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Uses Description	Zones																									
	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
Alcohol production facility (Note: also see use 6.02.100 for zones where this use is permitted as an accessory use to use 6.02.100)											P	P	PC	P	P	P		P	P		P	P	P		P	P
7.01.260 Fertilizer mixing plants	SE															P		SE								
7.01.270 Brick or block manufacturing																P										
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening	SE	SE													SE	PC										
7.01.290 Wood/stump grinding	PC	PC													PC	PC										
7.02.000 Storage and parking																										
7.02.100 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related											P	P	SE	P	P	P		P	P		P	P	P			
7.02.110 Automotive parking garage																									PC	PC
7.02.120 Automobile parking lot																										
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)																										
7.02.210 All storage within completely enclosed structures											P		P	PC	P	P		P	PC		PC					
7.02.220 Warehouse storage														2	P	P		P	P							
7.02.230 Mini-warehouses										SE	SE	SE	SE	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																									
	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)
7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight	PC	PC	PC	PC	SE										P	P										
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight	SE	SE	SE	SE	SE										P	P										
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards															SE	SE										
7.03:100 Processing facility/transfer station (solid waste)																SE										
7.04.000 Research facilities and laboratories																										
7.04.100 Without processing of materials	SE	SE	SE								SE			P	P	P		P	P		P	P				P
7.04.200 With processing or manufacturing of materials											SE			P	P	P		P	P		SE	SE				SE
7.04.210 Energetics research and development																		PC								
7.05.000 Mineral extraction																										
7.05.100 Surface mining																										
7.05.110 of > 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE	SE	SE		SE		SE						
7.05.120 of < 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE	SE	SE		SE		SE						
7.05.200 Wells for oil, natural gas, or petroleum	SE	SE		SE		SE	SE	SE		SE	SE		SE		SE	SE		SE		SE						
7.06.000 Pozzolan Management Facility	SE	SE													SE	SE										
7.07.100 Solar energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
7.07.200 Solar energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
7.07.300 Wind energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
7.07.400 Wind energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8.00.000 MIXED-USE																										
8.01.000 Mixed-use building																			P		P	P	P		P	P
8.02.000 Mixed-use building, residential																			P		P	P	P		P	P
9.00.000 FLEX SPACE																										
9.01.100 Flex space														P												

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

Exhibit B

HC Zone Standards

§ 297-146. Purposes.

- A. The purpose of this zone is to protect the aesthetic and visual character of land adjacent to major highway corridors and to provide for and promote orderly development. All development proposed within this zone shall be subject to the procedures, standards and guidelines specified in the following sections, in addition to those standards pertaining to the particular base zone in which the development occurs. The following specific purposes will be accomplished through evaluation of whether proposed developments comply with the standards of the Highway Corridor (HC) Zone:
- (1) To encourage and better articulate positive visual experiences along the County's major existing and proposed highways.
 - (2) To provide for the continued safe and efficient use of these roadways.
 - (3) To maintain natural beauty and scenic, cultural and historic character of the corridors, particularly distinctive views, vistas and visual continuity.
 - (4) To protect existing greenbelts, natural vegetation and wildlife habitats along the corridors.
 - (5) To prohibit indiscriminate clearing, excessive grading and clear-cutting along the corridors.
 - (6) Minimize cut-and-fill operations by placing emphasis on the retention of natural topography of the corridors.
 - (7) Minimize intersection and site access points.
- B. The provisions of the HC Zone and the administrative mechanisms used to implement those provisions will be reviewed annually to ensure that the objectives of the Comprehensive Plan are being achieved.

§ 297-147. Establishment of zones.

- A. The Highway Corridor (HC) Zone shall include all lands within 500 feet of on each side of the following rights-of-way:
- (1) U.S. Route 301.
 - (2) Maryland State Route 210.
 - (3) Maryland State Route 228 from MD Route 210 to Bealle Hill Road to U.S. Route 301.
 - (4) Maryland State Route 5.
 - (5) Maryland State Route 205.
- B. The approximate boundary of this zone shall be shown on the Official Zoning Map¹ and shall be shown as a surveyed line by the applicant on each property subject to review.

1. Editor's Note: The Zoning Map is on file in the County offices.

§ 297-148. Affected development.

- A. All development plan applications for development located in the Highway Corridor (HC) Zone shall satisfy the standards of the HC Zone.
- B. Permitted development activity.
 - (1) Any alteration of the existing condition of the lands, uses or structures within the HC Zone shall comply with the standards of the HC Zone.
 - (2) The overlay zone regulations supplement the uses permitted and the requirements for the appropriate underlying zone.
- C. Uses prohibited in the underlying zone are also prohibited in the overlay zone.
- D. The following development activities are exempt from following HC Zone requirements:
 - (1) Where a development activity occurs on an individual single-family residential lot existing at the adoption of this chapter.
 - (2) In the case of a minor subdivision where the Planning Commission has determined that the lot size and configuration will not negatively impact on the road corridor.

§ 297-149. Architectural standards.

- A. Guidelines. The compatible relationship of architecture and site design related to development within the HC Zone is of critical importance to the successful implementation of this article. The intent of design review is not to stifle innovation in architectural design, but to reduce incompatible and adverse impacts on the visual experience of the roadway. To accomplish this, the following general guidelines shall be used when reviewing proposed development within the HC Zone:
 - (1) Proposed development shall avoid excessive or unsightly grading, indiscriminate earthmoving or clearing of property and removal of trees and vegetation that could cause disruption of natural watercourses or disfigure natural land forms.
 - (2) Proposed development shall be located and configured in a visually harmonious manner with the terrain and vegetation of the parcel and surrounding parcels. To the extent practicable, scenic views from the principal arterial, existing structures or the natural environment shall not be impeded by proposed development. Structures shall not dominate, by excessive or inappropriate height or mass, any existing development, adjacent building or natural landscape.
 - (3) The architectural design of structures and their materials and colors shall be visually harmonious with the overall appearance, history and cultural heritage of the County, with natural land forms and existing vegetation and with other development plans already approved by the County. Specific consideration shall be given to compatibility with adjacent properties where such projects demonstrate the County's character. The following shall be the specific guidelines used to meet the general guidelines established above:

- (a) Large work area doors or open bays shall not open toward or face the principal arterial road.
 - (b) Heating, ventilating and air-conditioning equipment, duct work, air compressors and other fixed operating machinery shall be either screened from view or located so that such items are not visible from the principal arterial road. Large trash receptacles, dumpsters, utility meters, aboveground tanks, satellite dishes, antennas, etc., shall be similarly treated.
 - (c) Manufactured homes and office-type manufactured units shall be screened from view from the principal arterial road and equipped with skirting on all sides.
 - (d) No temporary structures are permitted except those used in conjunction with and during construction projects.
 - (e) Fencing along the principal arterial road right-of-way shall be permitted for security reasons, and such fencing shall be screened by a ten-foot landscape strip consistent with Buffer Yard C (see Article XXIII). **[Amended 12-7-1993 by Ord. No. 93-100; 11-21-1994 by Ord. No. 94-100]**
 - (f) Long monotonous facade designs, including but not limited to those characterized by unrelieved repetition of shape or form or by unbroken extension of line, shall be avoided.
 - (g) In general, natural wood, brick or other materials with similar texture and appearance are appropriate to County character. Reflective surfaces are generally not acceptable.
 - (h) The colors of paints and stains should nature-blend with generally no more than three colors per building. Semitransparent stains are recommended for application on natural wood finishes.
 - (i) Signs shall be compatible with architectural features of the associated building.
 - (j) Architectural lighting shall be recessed under roof overhangs or generated from concealed-source, low-level light fixtures.
- B. Following project completion, all appearance features required by the County or shown on approved plans shall be maintained in good condition by all subsequent owners of the property. Changes beyond the owner's control shall be restored by the owner, unless otherwise provided. Changes proposed by the owner shall require approval by the Zoning Officer.

§ 297-150. Access standards.

Refer to Article XVIII for the standards applicable in the HC Zone.

§ 297-151. Road buffer standards.

Refer to Figure X-1 and to Article XXIII for the standards applicable in the HC Zone. Figure X-1, Road Corridor Buffer Yards and Building Setback Requirements, delineates the buffer yard

types and building setbacks (in feet) required in particular zones along the higher classifications of roads.²

§ 297-152. Retention of natural buffers along road rights-of-way.

The intent of the minimum road buffer is to leave the naturally occurring buffer vegetation intact for its softening effect. This buffer may be enhanced or created, where such vegetation is insufficient or nonexistent, with trees and shrubs of a variety of species appropriate to County character. If the minimum buffer already has trees of protected size and type as noted in this article, their preservation is required. Where masses of native shrubs are present, their preservation with minimum disturbance is strongly encouraged. While complete screening of a project is not required, sufficient plant material shall be installed to accomplish the softening effect required in this article. Road buffers shall be exempt from the shrub layer required in Article XXIII. In order to maintain the screening effect, existing vegetation shall not be limbed-up from the ground based on best management practices. However, if understory planting is planned, existing vegetation may be limbed-up to a height that will provide adequate sunlight to those plants. Minimum height and caliper of new trees shall be consistent with provisions of the tree protection requirements in Appendix E.³ Minimum height of new shrubs used to create the minimum visual buffer shall be three feet.

§ 297-153. Exemptions from buffer standards.

Exemptions, whether partial or total, from the buffer provisions may be granted if it can be sufficiently demonstrated that such buffer will have a deleterious visual effect upon an existing situation or that, through the preservation of an existing tree stand or other unique natural vegetative resource, particular effort on the part of an applicant in protecting the existing natural environment warrants the relaxation of buffer requirements. The following outlines those anticipated situations where the buffer requirement may be relaxed or removed:

- A. Protection of existing visual environment. Buffer requirements may be relaxed or removed in the following cases where the characteristics of the existing visual environment would be detracted from by the provision of a required buffer or level of buffer:
 - (1) Views and vistas of existing buildings which exhibit a high degree of aesthetic value serving to heighten the visual experience, serve as important points of spatial identification, contain value as important historical resources.
 - (2) Views and vistas of existing natural landscape/topographical features of a particular locale which correspond to certain high points affording panoramic views, views to historic settlement clusters, views of water, valleys and other elements of the physical landscape.
 - (3) Views and vistas to existing recreational/open space areas, whether natural or man-made, which serve to contribute to the overall visual environment; uses such as golf courses, state or local parks, equestrian centers, cemeteries.

2. Editor's Note: Figure X-1 is included as an attachment to this chapter.

3. Editor's Note: Appendix E is included as an attachment to this chapter.

- (4) Views and vistas to which give the observer an awareness of a location's inherent character related to views of farmland, pastures, water activities, such as docks or other maritime activities specific to the area.
- B. Protection of proposed visual environment. Buffer requirements may be relaxed or removed in the following cases where a proposed development intended to further enhance or protect the existing visual environment would be visually affected by the required buffer:
 - (1) A proposed development which by virtue of the characteristics of its structures indicates innovation of design, a unique relationship with the site, represents a focal point, establishes a particular identifying element for the locale.
 - (2) A proposed development which exhibits innovative or unique uses of site landscaping or which combines in the use of the site open recreational areas such as described above.
- C. Retention of existing natural attributes of the site. In this case, significant steps must be taken by an applicant to preserve significant tree stands, topographic characteristics, even in the event that such elements are in locations where they are not wholly visible. The intent is to provide incentives to retain the features of the existing natural environment rather than encourage its destruction and then to remedy the situation with new plantings.
- D. Management of existing and proposed resources. In order to encourage management programs for visual natural resources, so that the continuation of such resource is assured, buffer requirements may be reduced or waived.
- E. Where a development activity occurs on an individual single-family residential lot existing at the adoption of this chapter, buffer requirements may be reduced or waived.
- F. In the case of a minor subdivision where the Planning Commission has determined that the lot size and configuration will not negatively impact on the road corridor, buffer requirements may be reduced or waived.

§ 297-154. Permitted activity in road buffer before and after development.

- A. No existing vegetation of any type, size or origin shall be altered or removed unless it satisfies the tree protection requirements of this chapter.
- B. Within the minimum visual buffer, there shall be no development, clearing, grading or construction activity, with the following exceptions:
 - (1) Roadway and/or driveway access to the portion of the site not in the minimum visual buffer, provided that it is approximately perpendicular to the accessed road.
 - (2) Provision for water, sanitary sewer, storm drainage, electrical, telephone, natural gas and cable service lines, provided that they are approximately perpendicular to the right-of-way. In the event that utilities must be installed approximately parallel to the road right-of-way, an equal amount of buffer may be required to substitute for the area of vegetation removal. Permission for easement and right-of-way disturbance and clearing for such services shall be more favorably considered when such activity is consolidated with vehicular access routes.

- (3) Pedestrian and bicycle paths designed to provide continuous connection along the road corridor, provided that they can be constructed without materially reducing the screening and visual softening capacity of the vegetation buffer.
- (4) Lighting fixtures only for approved signs or if, for safety reasons, they cannot be placed outside the buffer, and then only when electric utility lines serving these fixtures and necessary easements can be established and constructed without reducing the screening and visual softening capacity of the vegetation buffer.
- (5) Signs in accordance with the sign regulations in Article XIX.
- (6) Clear sight distances at the permitted entrances and exits to any development as needed to provide for reasonable traffic safety, in accordance with accepted traffic engineering practices and as contained in § 297-28 of Article II and Appendix B, Specifications on Driveway Entrances.⁴
- (7) Service roads may be located within the required road buffer and setback, provided that the buffer plantings are intensified in a manner consistent with buffer yard standards in Article XXIII. **[Amended 12-7-1993 by Ord. No. 93-100; 11-21-1994 by Ord. No. 94-100]**

4. Editor's Note: Appendix B is included as an attachment to this chapter.