



VITA, Estl, HERE, HERE, IPC, M-NCPPC, VITA, Estl, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAP, DOT



P163786 MSB 554 1242 4922

CHARLES COUNTY CODE

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus <sup>1</sup>	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
	Application of a Planned Development - MX and PMH Zones	3.00	3.66	8.00	8.66
	Application of a planned development - TOD Zone	4.00	4.66	10.00	10.66
	Conventional	5.00	6.10	—	—
High-Density Residential (RH)	Cluster	5.00	6.10	6.00	7.10
	Application of a Planned Development - PRD Zone	5.00	6.10	12.00	13.10
	Application of a Planned Development - MX Zone	5.00	6.10	19.00	20.10
	Application of a Planned Development - PMH Zones	5.00	6.10	10.00	11.10
	Application of a planned development - TOD Zone	15.00	16.10	27.50	28.60
Core Employment/Residential (CER)	Conventional	2.00	—	15.00 <sup>2</sup>	15.00 <sup>2</sup>
Core Retail/Residential (CRR)	Conventional	2.00	—	15.00 <sup>2</sup>	15.00 <sup>2</sup>
Core Mixed Residential (CMR)	Conventional	2.00	—	10.00 <sup>2</sup>	10.00 <sup>2</sup>
Central Business (CB), Community Commercial (CC), Business Park (BP)	Application of a planned development - MX Zone	5.00	6.10	19.00	20.10
	Application of a planned development - TOD Zone	15.00	16.10	27.50	28.60
Commercial Village (CV)	Application of a planned development - MX Zone	3.00	3.66	6.00	6.66