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Bill No. 2023-\_\_ (Zoning Text Amendment #22- \_\_)

Chapter. No. 297

Introduced by Board of County Commissioners

Date of Introduction \_\_\_\_\_

## AN ACT concerning

FOR the purpose of

### BY Repealing and Reenacting with Amendments:

## Article III – Definitions and Interpretations

Code of Charles County, Maryland

### BY Repealing and Reenacting with Amendments:

## Article VII – Planned Development Zone Regulations

Code of Charles County, Maryland

1 (20\_\_ Edition)

2  
3 **SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF**  
4 **CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as**  
5 **follows:**

6 Chapter 297-Zoning Ordinance  
7 Article III Definitions and Interpretations  
8 §297-49 Word usage, definitions

9 \*\*\*\*\*  
10 E. Definitions.  
11 \*\*\*\*\*

12 **HOUSING FOR SPECIFIC POPULATIONS**

13 **HOUSING FOR A POPULATION WITH SPECIFIC CHARACTERISTICS THAT, IN**  
14 **THE SOLE DETERMINATION OF THE COUNTY COMMISSIONERS, QUALIFIES**  
15 **FOR SUBSTITUTION OF COMMERCIAL OR OFFICE USES IN A PROJECT**  
16 **LOCATED IN THE MX ZONE. SUCH HOUSING FOR SPECIFIC POPULATIONS MAY**  
17 **INCLUDE (BUT ARE NOT LIMITED TO): QUALIFIED AFFORDABLE HOUSING**  
18 **UNITS; LIVE WORK HOUSING UNITS; ARTISTS UNITS; AGE RESTRICTED UNITS;**  
19 **OR VETERANS' HOUSING. THE HOUSING TYPE TO ACCOMMODATE THESE**  
20 **POPULATIONS MAY BE SINGLE-FAMILY DETACHED UNITS, SINGLE-FAMILY**  
21 **ATTACHED UNITS, OR MULTI-FAMILY UNITS.**

22 \*\*\*\*\*  
23 Chapter 297-Zoning Ordinance  
24 Article VII – Planned Development Zone Regulations  
25 §297-106 Mixed Use (MX) Zone

26 A. Purpose. It is the purpose of the Mixed Use (MX) Zone to establish standards for the  
27 implementation of the Comprehensive Plan for planned projects which will successfully integrate  
28 residential (including, but not limited to, housing for specific populations), commercial, industrial  
29 and institutional uses into a master-planned development. Additional purposes of this zone are:

30 \*\*\*\*\*  
31 **(21) TO PROMOTE THE CREATION OF HOUSING FOR SPECIFIC**  
32 **POPULATIONS WHICH IS INTEGRATED INTO A LARGER RESIDENTIAL**

1        **DEVELOPMENT. THE HOUSING FOR SPECIFIC POPULATIONS MAY**  
2        **INCLUDE AFFORDABLE UNITS, ACCESSORY DWELLING UNITS TO**  
3        **SINGLE-FAMILY UNITS, ARTIST HOUSING/STUDIO, LIVE-WORK UNITS,**  
4        **AGERESTRICTED HOUSING, OR HOUSING FOR VETERANS.**

5        \*\*\*\*\*

6        F. Use distribution. Development within an MX Zone may incorporate residential,  
7        commercial retail/office, institutional/civic, and low-intensity industrial uses, **AND**  
8        **HOUSING FOR SPECIFIC POPULATIONS** (see Figure IV-1, Table of Permissible  
9        Uses, for a comprehensive list of uses; **HOUSING FOR SPECIFIC POPULATIONS**  
10       **SHALL BE PERMITTED IN ACCORDANCE WITH THE PHYSICAL FORM OF**  
11       **THE PROPOSED HOUSING RATHER THAN AS A SEPARATE USE).**[2] Projects  
12       shall be approved through the planned development zone process in accordance with the  
13       criteria set forth below:

14       **Required Percentage Mix of Uses for Residential, Commercial Retail/Office, and**  
15       **Institutional/Civic**

| 16       Uses                       | Percentage of Development as Measured in Square Feet |
|-------------------------------------|--|
| 17       Residential **             |  |
| 18                Maximum           | 70%  |
| 19                Minimum           | 20%  |
| 20       Commercial, retail*        |  |
| 21                Maximum           | 30%  |
| 22                Minimum           | 10%  |
| 23       Commercial, office*        |  |
| 24                Maximum           | 30%  |
| 25                Minimum           | 10%  |
| 26       Institutional and/or civic |  |
| 27                Maximum           | 10%  |
| 28                Minimum           | 3%   |

29        \*Note: Light industrial employment uses may be substituted for commercial or office uses  
30        as desired. **HOUSING FOR SPECIFIC POPULATIONS MAY BE SUBSTITUTED**  
31        **FOR COMMERCIAL (RETAIL AND/OR OFFICE) USES AS DESIRED WITH**

Asterisks \*\*\* mean intervening code language remaining unchanged  
CAPITALS mean language added to the law  
[Brackets] mean language deleted from the law

1 THE MAXIMUM PERCENTAGE OF THE SUBSTITUTED USES WITH  
2 HOUSING FOR SPECIFIC POPULATIONS BEING NO MORE THAN THE  
3 MAXIMUM PERCENTAGE OF THE SAID COMMERCIAL (RETAIL AND/OR  
4 OFFICE) USES. THERE IS NO REQUIRED MINIMUM PERCENTAGE FOR  
5 HOUSING FOR SPECIFIC POPULATIONS.

6  
7 **\*\* EXCLUSIVE OF HOUSING FOR SPECIFIC POPULATIONS.**

8  
9 [2] Editor's Note: Figure IV-1 is included as an attachment to this chapter.

10  
11 **SECTION 2.** BE IT FURTHER ENACTED, that this act shall take effect forty-five (45)  
12 calendar days after it becomes law.

13  
14 ADOPTED this \_\_\_\_\_ day of 2023.

15  
16 **COUNTY COMMISSIONERS**  
17 **CHARLES COUNTY, MARYLAND**

18  
19 \_\_\_\_\_  
20 **Reuben B. Collins, II, Esq., President**

21  
22 \_\_\_\_\_  
23 **Bobby Rucci, Vice President**

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25 \_\_\_\_\_  
26 **Gilbert O. Bowling, III**

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28 \_\_\_\_\_  
29 **Thomasina O. Coates, M.S.**

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31 \_\_\_\_\_  
32 **Amanda M. Stewart, M.Ed.**

33  
34 **ATTEST:**

35 \_\_\_\_\_  
36 **Carol DeSoto, Clerk to the Commissioners**