



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

Jason R. Groth, AICP
Acting Director

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**Bill 2025-02, Zoning Text Amendment (ZTA) #23-179
Multifamily Uses and Infill Development in the Residential Office (RO) Zone**

This Amendment would amend the Charles County Zoning Ordinance to add the following multifamily and mixed-use building uses as permitted uses in the Residential Office (RO) Zone: Use #3.03.100, Multifamily Residential: Garden Apartment; Use #3.03.200, Multifamily Residential: Mid-Rise; Use #8.01.000: Mixed-use Building; and Use #8.02.000, Mixed-use Building, Residential. The amendments are meant to facilitate development of infill parcels and to provide affordable housing.

Public Hearing scheduled for April 8, 2025 at 6:00 p.m.

Staff Contact:

[Amy Blessinger, AICP, Planner III](#)

Please click the blue links below to view the documents.

[County Commissioner Public Hearing April 8, 2025 Public Notice](#)

[Bill 2025-02 \(Zoning Text Amendment 23-179\)](#)

[Planning Commission Recommendation to the County Commissioners](#)

[Staff Report](#)

[Map of RO Zoning in the County](#)

[Map of parcels meeting ZTA 23-179 Criteria](#)

[**Click HERE to submit Public Comment for the County Commissioner Public Hearing**](#)

(Comments accepted beginning March 21, 2025)

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Project History:

[Planning Commission Public Hearing November 18, 2024 Agenda](#)

- Staff Report
- Draft Bill
- Public Notice
- RO Zoning Map
- Map of Properties Meeting Criteria
- ZTA Application
- Applicant Justification Statement

[November 18, 2024 Public Hearing Video Recording](#)

[Planning Commission Work Session December 16, 2024 Agenda](#)

- Staff Report
- Revised Draft Bill
- RO Zoning Map
- Map of Properties Meeting Criteria

[December 16, 2024 Work Session Video Recording](#)