

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2024 Legislative Session

Bill No. 2024-16 (ZTA #24-182)

Chapter. No. 297

Introduced by

Date of Introduction October 22, 2024

BILL

AN ACT concerning

REQUIRED WIDTHS OF AISLES AND DRIVEWAYS & PARKING AREA SURFACES FOR  
AGRITOURISM PROJECTS

FOR the purpose of

*Amending certain provisions of the Charles County Zoning Ordinance to provide regulations  
specific to Agritourism projects.*

BY Amending:

Chapter 297 – ZONING ORDINANCE

Article XX, § 337 – Required Widths of Aisles and Driveways

*Code of Charles County, Maryland*

Chapter 297 – ZONING ORDINANCE

Article XX, § 339 – Parking Area Surfaces

*Code of Charles County, Maryland*

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

**Article XX, § 297-337. Required widths of aisles and driveways.**

- A. AT A MINIMUM, parking area aisle widths shall conform to the following table,  
which varies the width requirement according to the angle of parking.

Type of Traffic	Parking Angle				
	0° Aisle Width (feet)	30° Aisle Width (feet)	45° Aisle Width (feet)	60° Aisle Width (feet)	90° Aisle Width (feet)
One-way	12	11	13	18	24
Two-way	20	20	21	23	24

- B. Excluding curb offset, driveways shall be not less than 10 feet nor exceed 12 feet in width for one-way traffic and not less than 18 feet nor exceed 24 feet in width for two-way traffic, except that ten-foot-wide driveways are permissible for two-way traffic when: [Amended 5-7-2008 by Bill No. 2008-01]
- (1) The driveway is not longer than 50 feet;
  - (2) It provides access to not more than six spaces; and
  - (3) Sufficient turning space is provided so that vehicles need not back into a public street.
- C. Driveways through Resource Protection Zone (RPZ), wetland or other conservation areas should be designed as narrow and as close to grade as feasible, with minimal or no shoulder or curbing, and with canopy closure to allow for continuous wildlife migratory corridor. Protective bollards and signage shall be provided to alert drivers to the wildlife crossing area. Stormwater runoff shall be treated prior to entering the conservation area. [Added 5-7-2008 by Bill No. 2008-01]
- D. AGRITOURISM PROJECTS, AS DEFINED IN SECTION 297-49, ARE EXEMPT FROM THE REQUIREMENTS OF SECTION B(1)-(3) ABOVE IF THEY PROVIDE FIFTY (50) OR FEWER PARKING SPACES. SECTION B(1)-(3) ABOVE WOULD APPLY TO ALL AGRITOURISM PROJECTS THAT PROVIDE FIFTY-ONE (51) OR MORE PARKING SPACES.
- (1) THE SKETCH PLAN MUST SHOW ADEQUATE SPACE FOR PARKING SPACES PROPOSED, APPROPRIATE INGRESS AND EGRESS AREAS, AND DRIVE AISLES IN ACCORDANCE WITH SECTION A ABOVE AND SECTION 297-212 (14.1) B.
- E. ALL AGRITOURISM PROJECTS, REGARDLESS OF THE NUMBER OF PARKING SPACES PROVIDED, MUST MEET ALL OF THE CRITERIA LISTED IN SECTION 297-212 (14.1).

## **Article XX, § 297-339. Parking area surfaces.**

- A. Parking areas that include lanes for drive-in windows or contain parking areas that are required to have more than 10 parking spaces and that are used regularly at least five days per week shall be graded and surfaced with asphalt, porous asphalt, concrete, porous concrete, brick or concrete pavers, or other suitable material that will provide equivalent protection against potholes, erosion and dust. [Amended 5-7-2008 by Bill

- B. Parking areas that are not provided with the type of surface specified in Subsection A shall be graded and surfaced with crushed stone, gravel, structural grass pavers, concrete honeycomb pavers, or other suitable material to provide a surface that is stable and will help to reduce dust and erosion. The perimeter of such parking areas shall be defined by bricks, stones, railroad ties or other similar devices. In addition, whenever such a parking area abuts a paved street, the driveway leading from such street to such area (or, if there is no driveway, the portion of the parking areas that opens onto such streets) shall be paved as provided in Subsection A for a distance of 15 feet back from the edge of the paved street. This subsection shall not apply to single-family or two-family residences that are required to have only one or two parking spaces. [Amended 5-7-2008 by Bill No. 2008-01]
- C. Parking spaces in areas surfaced in accordance with Subsection A shall be appropriately demarcated with painted lines or other markings. Parking spaces in areas surfaced in accordance with Subsection B shall be demarcated whenever practicable.
- D. Parking areas shall be properly maintained in all respects. Parking area surfaces shall be kept in good condition and functioning properly in the case of porous paving (free from potholes, cleaned regularly, etc.), and parking space lines or markings shall be kept clearly visible and distinct. [Amended 5-7-2008 by Bill No. 2008-01]
- E. FOR AGRITOURISM PROJECTS, WHENEVER THE ENTRANCE ABUTS A PUBLIC ROAD, A MINIMUM 15-FOOT PAVED DRIVEWAY APRON IS REQUIRED WHERE THE DRIVEWAY CONNECTS TO THE PUBLIC ROAD. ADDITIONALLY, THE FOLLOWING ADDITIONAL STANDARDS SHALL APPLY:
- (1) THE ROAD/DRIVEWAY TO THE OPERATION MUST BE SMOOTH, EVEN, AND FREE OF HOLES AND DIPS.
  - (2) THE PARKING AREAS WHERE VISITORS ARE SUPPOSED TO PARK MUST BE CLEARLY MARKED, WITH ADEQUATE SPACE FOR THE NUMBER OF EXPECTED VEHICLES.
  - (3) ALL PARKING AREAS MUST BE FREE OF BRUSH, LONG GRASS, LITTER, AND OTHER TRIP HAZARDS.
  - (4) PARKING AREAS FOR THE HANDICAPPED MUST BE CLEARLY MARKED.

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

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2024.

COUNTY COMMISSIONERS  
CHARLES COUNTY, MARYLAND

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Reuben B. Collins, Esq., President

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Gilbert O. Bowling, III

ATTEST:

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Carol A. DeSoto, CAP, OM, Clerk