

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2025 Legislative Session

Text Amendment/Bill No. ZTA # 24-186/Bill No. 2025-06

Chapter. No. 297

Introduced by The Department of Planning & Growth Management

Date of Introduction Tuesday, June 10, 2025

BILL

AN ACT concerning:

MASTER SIGN PLAN

FOR

TRANSIT ORIENTED DEVELOPMENT (TOD) ZONED PROPERTIES

FOR the purpose of:

AMENDING SPECIFIC ARTICLES OF THE ZONING ORDINANCE TO ADD NEW TEXT TO ALLOW SIGNAGE FOR A TRANSIT ORIENTED DEVELOPMENT (TOD) ZONED PROJECT TO COMPLY WITH A MASTER SIGN PLAN, WHICH WILL GOVERN THE LOCATION, NUMBER, HEIGHT, ILLUMINATION, SIZE AND DESIGN OF THE SIGNAGE.

BY Amending:

Chapter 297- Zoning Ordinance

Article VII, Planned Development Zone Regulations

§ 109, Design guidelines and requirements.

Code of Charles County, Maryland

1 Chapter 297 – Zoning Ordinance

2 Article XIX, Signs.

3 § 319, General provisions.

4 *Code of Charles County, Maryland*

5

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

9 Article VII, § 297-109, Design guidelines and requirements.

10 ****

11 C. Alternative design and development code. As stated in § 297-103, as an alternative to using the
12 County's Schedule of Zone Regulations for the particular planned development zone, the applicant
13 may propose the following criteria and requirements for the project:

14 (1) Minimum yard and setback requirements;

15 (2) Lot design and development criteria, which allows development of structures to
16 proceed with subdivision and as a minimum standard, conforms to the applicable building
17 code requirements;

18 (3) A chart depicting the proposed development program. This development program shall
19 be updated at each preliminary plan and/or site plan application, as applicable, and shall
20 include the following:

21 (a) Development thresholds permitted by zoning;

22 (b) Development planned by use type;

23 (c) Mix of uses by use categories; and

24 (d) Open space calculations, for both usable and nonusable open space.

25 **(4) IN THE TRANSIT ORIENTED DEVELOPMENT (TOD) ZONE, A MASTER**
26 **SIGN PLAN GOVERNING THE LOCATION, NUMBER, HEIGHT,**
27 **ILLUMINATION, SIZE AND DESIGN OF SIGNAGE.**

28 ****

29 Article XIX, § 319, General provisions.

30 ****

31 C. Signs in the BP Zone **AND THE TOD ZONE**. Signs located in the Business Park (BP) Zone
32 **AND IN THE TRANSIT ORIENTED DEVELOPMENT (TOD) ZONE** may vary from the

1 normal requirements of this article. To encourage and promote economic vitality, enhance the
2 community's appearance, and encourage the effective use of signs in the community flexibility of
3 design, the number, placement, height, size, illumination and all other requirements for signs
4 within the BP Zone may be approved as part of an alternative design and development code
5 approved in accordance with § 297-91 E. **AND FOR SIGNS WITHIN THE TOD ZONE MAY**
6 **BE APPROVED AS PART OF AN ALTERNATIVE DESIGN AND DEVELOPMENT**
7 **CODE APPROVED IN ACCORDANCE WITH § 297-109 C.** Where the standards set forth in
8 the alternative design and development code vary from the standards in the Zoning Ordinance, the
9 alternative design and development code shall govern. Where the alternative design and
10 development code is silent, the Zoning Ordinance shall govern.

11 *****

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

1 **SECTION 2. BE IT FURTHER ENACTED THAT THIS ACT SHALL TAKE EFFECT**
2 **FORTY-FIVE (45) DAYS FROM THE DATE IT IS ADOPTED.**

3 ADOPTED this _____ day of _____ 2025.

4
5 COUNTY COMMISSIONERS
6 CHARLES COUNTY, MARYLAND
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23 ATTEST:

24
25
26 Carol A. DeSoto, CAP, OM, Clerk
27
28
29
30
31

Reuben B. Collins, II, Esq. President

Ralph E. Patterson II, M.A., Vice President

Thomasina O. Coates, M.S.

Amanda M. Stewart, Ed.D.

Gilbert O. Bowling, III