

1 **COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

2
3 **2025 Legislative Session**

4
5 Text Amendment/Bill No. ZTA # 24-186/Bill No. 2025-06

6 Chapter. No. 297

7 Introduced by The Department of Planning & Growth Management

8 Date of Introduction Tuesday, June 10, 2025

9
10 **BILL**

11
12 AN ACT concerning:

13
14 **MASTER SIGN PLAN**

15 **FOR**

16 **TRANSIT ORIENTED DEVELOPMENT (TOD) ZONED PROPERTIES**

17
18 FOR the purpose of:

19
20 AMENDING SPECIFIC ARTICLES OF THE ZONING ORDINANCE TO ADD NEW
21 TEXT TO ALLOW SIGNAGE FOR A TRANSIT ORIENTED DEVELOPMENT (TOD)
22 ZONED PROJECT TO COMPLY WITH A MASTER SIGN PLAN, WHICH WILL
23 GOVERN THE LOCATION, NUMBER, HEIGHT, ILLUMINATION, SIZE AND
24 DESIGN OF THE SIGNAGE.

25
26 BY Amending:

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28 Chapter 297- Zoning Ordinance

29 Article VII, Planned Development Zone Regulations

30 § 109, Design guidelines and requirements.

31 *Code of Charles County, Maryland*

Chapter 297 – Zoning Ordinance
Article XIX, Signs.
§ 319, General provisions.
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 VII, § 297-109, Design guidelines and requirements.

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

- (1) Minimum yard and setback requirements;
- (2) Lot design and development criteria, which allows development of structures to proceed with subdivision and as a minimum standard, conforms to the applicable building code requirements;
- (3) A chart depicting the proposed development program. This development program shall be updated at each preliminary plan and/or site plan application, as applicable, and shall include the following:
 - (a) Development thresholds permitted by zoning;
 - (b) Development planned by use type;
 - (c) Mix of uses by use categories; and
 - (d) Open space calculations, for both usable and nonusable open space.

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

Article XIX, § 319, General provisions.

C. Signs in the BP Zone **AND THE TOD ZONE**. Signs located in the Business Park (BP) Zone **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.

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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.

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5 COUNTY COMMISSIONERS
6 CHARLES COUNTY, MARYLAND

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8 _____
9 Reuben B. Collins, II, Esq. President

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11 _____
12 Ralph E. Patterson II, M.A., Vice President

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14 _____
15 Thomasina O. Coates, M.S.

16
17 _____
18 Amanda M. Stewart, Ed.D.

19
20 _____
21 Gilbert O. Bowling, III

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23 ATTEST:

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25 _____
26 Carol A. DeSoto, CAP, OM, Clerk