

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2022 Legislative Session

Bill 2022-07

Zoning Text Amendment #22-171

Transit Oriented Development and Parking Facilities

Introduced by Charles County Commissioners

Amending certain provisions of the Zoning Ordinance of Charles County pertaining to projects within the Transit Oriented Development (TOD) Zone for the purposes of modifying the IRS requirement to be consistent with other transit-oriented zoning within the County and to modify the parking space requirements for garages within the TOD to be consistent with transit oriented development and other urban zoning in the County.

Date introduced: 06 / 28 / 2022

Public Hearing: 07 / 27 / 2022 @ 6:00 p.m. Hybrid-Virtually/In-Person

Commissioners Action: 07 / 27 / 2022 _____

Commissioner Votes: RBC: Y, BR: A, GB: A, TC: Y, AS: Y

Pass/Fail: Pass

Effective Date: 09 / 10 / 2022

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.

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

2
3 **2022 Legislative Session**

4
5 Bill No. 2022-07 Zoning Text Amendment #22-171

6 Chapter. No. 297

7 Introduced by Board of County Commissioners

8 Date of Introduction June 28, 2022

9
10 **BILL**

11 AN ACT concerning

12 **TRANSIT ORIENTED DEVELOPMENT**

13 **AND**

14 **PARKING FACILITIES**

15 FOR the purpose of

16 *Amending certain provisions of the Zoning Ordinance of Charles County*
17 *pertaining to projects within the Transit Oriented Development (TOD) Zone for the purposes of*
18 *modifying the ISR requirement to be consistent with other transit oriented zoning within the County*
19 *and to modify the parking space requirements for garages within the TOD to be consistent with*
20 *transit oriented development and other urban zoning in the County.*

21
22 BY Repealing and Reenacting with Amendments:

23 Chapter 297- Zoning Ordinance

24 Article VII – Planned Development Zone Regulations

25 §297-110 Transit Oriented Development (TOD) Zone

26 Figure VII-5A

27 *Code of Charles County, Maryland*

1 BY Repealing and Reenacting with Amendments:

2 Chapter 297- Zoning Ordinance

3 Article XX – Parking Facilities

4 §297-338, General Design Requirements

5 *Code of Charles County, Maryland*

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

10 *****

11 Chapter 297-Zoning Ordinance

12 Article VII – Planned Development Zone Regulations

13 §297-110 Transit Oriented Development (TOD)

14 *****

15 Figure VII-5A

16 Schedule of Zone Regulations Transit-Oriented Development (TOD) Zone

17 **INCORPORATED HEREIN**

18 *****

19 Chapter 297-Zoning Ordinance

20 Article XX – Parking Facilities

21 §297-338 General Design Requirements

22 *****

23 §297-338

24 *****

25 D. Parking requirements may be provided in attached or detached garages, in off-street parking
26 lots or on parking pads on the lots. No more than 75% of the total number of garage spaces
27 provided for single-family attached or multifamily dwellings units may be counted towards the
28 minimum requirements of Figure XX-1. **MULTI-FAMILY DWELLING UNIT GARAGE**
29 **SPACES CAN BE EXEMPTED FROM THE 75% LIMITATION SO LONG AS THE USE**
30 **SPECIFICALLY PROHIBITS THE USE OF GARAGE SPACES FOR STORAGE.** On
31 residential lots, each required parking space shall have direct and unobstructed access to a road.

32 *****

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

3
4 ADOPTED this 27th day of July 2022.

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6 **COUNTY COMMISSIONERS**
7 **CHARLES COUNTY, MARYLAND**

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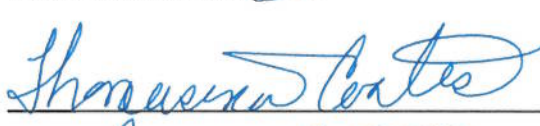
10 **Reuben B. Collins, II, Esq., President**

11 


12 **Bobby Rucci, Vice President**

13 

14 **Gilbert O. Bowling, III**

15 

16 **Thomasina O. Coates, M.S.**

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18 **Amanda M. Stewart, M.Ed.**

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24 **ATTEST:**

25 

26 **Carol DeSoto, Clerk to the Commissioners**

Figure VII-5A: Schedule of Zone Regulation: Transit-Oriented Development (TOD) Zone

[Added 10-25-1999 by Ord. No. 99-92; Amended 4-23-2010 by Bill. No. 2010-06]

ABBREVIATIONS: du: Dwelling unit.; FAR: floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area. ISR: Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Maximum ISR
	Area	Square feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories		
Agricultural 1.00.000	3 acres	n/a	150	200	n/a	75	40	80	50	40	3	n/a	n/a
Marine 2.00.000	2 acres	n/a	150	200	n/a	75	40	80	50	40	3	n/a	0.40
Single-family detached 3.01.100	5,000 square feet	1,250-1,650 ²	55	75	30	10	6	12	20	40	3	50%	n/a
Lot line 3.01.200	3,000 square feet	n/a	45	n/a	30	10	0 to 6	12	15	40	3	60%	n/a
Patio/court/atrium 3.01.300	3,000 square feet	n/a	45	n/a	30	10	0 to 6	15	15	40	3	60%	n/a
Duplex 3.02.100	4,000 square feet	2,000	50	100	30	10	6	12	20	36	3	n/a	0.25
Townhouse 3.02.200	1,500 square feet	1,250	18	n/a	18	10	0	0	20	40	3	60%	n/a
Multiplex 3.02.300	4,800 square feet	1,600	50	100	30	10	6	12	20	36	3	n/a	0.50
Garden apartments 3.03.100	20,000 square feet	3,000	200	200	200	10	0/10	0/10	50	40	3	n/a	0.50
Mid-rise 3.03.100	20,000 square feet	2,000	150	150	150	10	0/10	0/10	50	60	4	n/a	[0.50] 0.75

Figure VII-5A: Schedule of Zone Regulation: Transit-Oriented Development (TOD) Zone - continued

[Added 10-25-1999 by Ord. No. 99-92; Amended 4-23-2010 by Bill. No. 2010-06]

ABBREVIATIONS: du: Dwelling unit.; FAR: floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area. ISR: Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads and sidewalks.

Uses	Minimum Lot Criteria					Minimum Yard Requirements (feet)				Maximum Height		Lot Coverage	Maximum ISR
	Area	Square feet per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories		
High-rise 3.03.200	20,000 square feet	1,000	300	300	200	10	0/10	0/10	50	60	5 ₁	n/a	[0.50] 0.75
Commercial apartment 3.03.400	20,000 square feet	1,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a	60	n/a	n/a	n/a
Mixed-Use Building 8.01.000 & 8.02.000	20,000 square feet	n/a	100	100	n/a	10	0/10	0/10	25	60	n/a	n/a	0.70
Institutional/ utilities/ recreation 4.00.000	20,000 square feet	n/a	100	100	n/a	10	0/10	0/10	25	60	n/a	n/a	0.70
Service oriented commercial 5.00.000	20,000 square feet	n/a	100	100	n/a	10	0/10	0/10	25	60	5 ₁	n/a	0.70
Commercial 6.00.000	20,000 square feet	n/a	100	100	n/a	10	0/10	0/10	25	60	5	n/a	0.70

Notes:

1. May be increased as per §297-210, Art. XIII.
2. Based on percentage of development per §297-212, Use # 3.01.100

Asterisks *** mean intervening code language remaining unchanged

CAPITALS mean language added to the law

[Brackets] mean language deleted from the law