

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2025 Legislative Session

Bill 2025-06

Zoning Text Amendment 24-186

Master Sign Plan for Transit Oriented Development (TOD) Zoned Properties

Introduced by Charles County Commissioners

FOR 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; Chapter 297 – Zoning Ordinance, Article XIX, Signs. § 319, General provisions. *Code of Charles County, Maryland*

Date introduced: 06/10/2025

Public Hearing: 07/22/2025 Virtual and In-Person @ 6:00 p.m.

Commissioners Action: 07/22/2025

Commissioner Votes: RBC: Y, GB: Absent, TC: Y, AS: Y, RP: Y

Pass/Fail: Pass

Effective Date: 09/05/2025

Remarks: _____

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

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

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3 **2025 Legislative Session**

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

25
26 BY Amending:

27
28 Chapter 297- Zoning Ordinance
29 Article VII, Planned Development Zone Regulations
30 § 109, Design guidelines and requirements.

1 *Code of Charles County, Maryland*

2 Chapter 297 – Zoning Ordinance

3 Article XIX, Signs.

4 § 319, General provisions.

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**
9 **read as follows:**

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

11 *****

12 ****

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

16 (1) Minimum yard and setback requirements;

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

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

23 (a) Development thresholds permitted by zoning;

24 (b) Development planned by use type;

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

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

27 **(4) IN THE TRANSIT ORIENTED DEVELOPMENT (TOD) ZONE, A**
28 **MASTER SIGN PLAN GOVERNING THE LOCATION, NUMBER,**
29 **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 normal requirements of this article. To encourage and promote economic vitality, enhance the community's appearance, and encourage the effective use of signs in the community flexibility of design, the number, placement, height, size, illumination and all other requirements for signs within the BP Zone may be approved as part of an alternative design and development code approved in accordance with § 297-91 E. **AND FOR SIGNS WITHIN THE TOD ZONE MAY BE APPROVED AS PART OF AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE APPROVED IN ACCORDANCE WITH § 297-109 C**. Where the standards set forth in the alternative design and development code vary from the standards in the Zoning Ordinance, the alternative design and development code shall govern. Where the alternative design and development code is silent, the Zoning Ordinance shall govern.

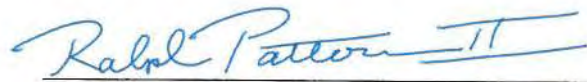
SECTION 2. BE IT FURTHER ENACTED THAT THIS ACT SHALL TAKE EFFECT FORTY-FIVE (45) DAYS FROM THE DATE IT IS ADOPTED.

1 ADOPTED this 22nd day of July 2025.
2

3 COUNTY COMMISSIONERS
4 CHARLES COUNTY, MARYLAND

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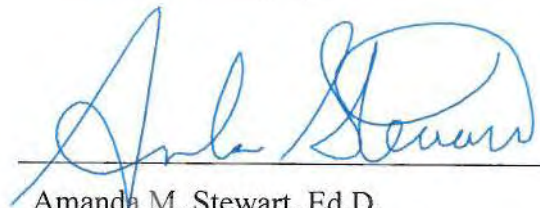
7 Reuben B. Collins, II, Esq. President

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

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13 Thomasina O. Coates, M.S.

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Amanda M. Stewart, Ed.D.

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19 **ABSENT**
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Gilbert O. Bowling, III

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25 **ATTEST:**

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28 Carol A. DeSoto, CAP, OM, Clerk