

NOTICE

Issued by the Department of

Planning & Growth Management

Notice #
13-11

Release Date
10-7-13

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Government

Department of
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Management

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Landscape Islands within Parking Facilities

This notice clarifies applicant responsibilities in meeting Article XXI, Section 297-359(E), Landscape Islands, of the *Charles County Zoning Regulations*.

The existing language within this section requires the design of parking facilities to include one landscape island for every seven, ten, or fifteen parking spaces, depending on the size of the parking facility and whether or not bioretention is provided.

This section is interpreted to specify that parking spaces shall be provided in a contiguous linear pattern in-between each required landscape island.

Specifically:

- For parking areas with fewer than 100 spaces, landscape islands are to be located to achieve a maximum of seven parking spaces in a contiguous linear pattern between each island.
- For parking areas with 100 spaces or more, landscape islands are to be located to achieve a maximum of ten parking spaces in a contiguous linear pattern between each island.
- If bioretention is provided, landscape islands are to be located to achieve a maximum of fifteen parking spaces in a contiguous liner pattern between each island.

Landscape islands are intended to provide separation between large areas of pavement. Specifying that parking spaces between each landscape island be achieved in the contiguous linear pattern described above meets the intent of Article XXI, Section 297-355: "It is intended that the application of the landscape standards set forth below will reduce the visual and environmental impacts of large expanses of parking areas. Breaking up of paved parking areas with plantings will provide improved aesthetics, storm water runoff absorption, and microclimatic benefits by reducing heat and glare."

Those citizens with special needs, please contact [Theresa Pickeral](#), Charles County Department of Planning and Growth Management, Planning Division, voice phone number @ (301) 638-2409 or Maryland Relay Service TDD 1-800-735-2258.