

SALES, AS PROVIDED BY THE EXISTING LAW AT THE TIME OF THE MAKING THEREOF, AND THE SAME PROCEEDINGS SHALL BE HAD IN REFERENCE THERETO IN THE SAME MANNER AS IF THIS CHAPTER HAD NOT BEEN ENACTED.

CHAPTER 145
ZONING

145-1. ZONING MAP AMENDMENT PROCEDURES; CONDITIONS AND LIMITATIONS.

A PETITION FOR AN AMENDMENT TO THE ZONING MAP MAY BE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND GRANTED BY THE COUNTY COMMISSIONERS, SUBJECT TO SUCH SPECIFIC TERMS, CONDITIONS, LIMITATIONS AND RESTRICTIONS, TOGETHER WITH PROVISIONS FOR THE ENFORCEMENT THEREOF, AS THE PLANNING COMMISSION AND COUNTY COMMISSIONERS DEEM NECESSARY OR ADVISABLE TO PREVENT ANY DETRIMENTAL EFFECTS TO THE USE OR DEVELOPMENT OF ADJACENT PROPERTIES, THE GENERAL NEIGHBORHOOD AND THE COUNTY. ANY ZONING MAP AMENDMENT WHICH IS GRANTED UPON ANY TERMS, CONDITIONS, LIMITATIONS AND RESTRICTIONS UNDER THE TERMS OF THIS CHAPTER SHALL BE CALLED A "CONDITIONAL ZONING MAP AMENDMENT" AND SHALL BE ENTERED UPON THE ZONING MAP WITH THE WORD "CONDITIONAL" INSCRIBED UPON THE PROPERTY SO ZONED, AND AN INDENTURE, CONTAINING A SCHEDULE OF ANY SUCH TERMS, CONDITIONS, LIMITATIONS AND RESTRICTIONS AND A METES AND BOUNDS DESCRIPTION OF THE PROPERTY, SHALL BE EXECUTED BY THE PROPERTY OWNER AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND. NO CONDITIONAL ZONING MAP AMENDMENT SHALL BE GRANTED UNLESS WRITTEN CONSENT TO THE TERMS, CONDITIONS, LIMITATIONS AND RESTRICTIONS IS OBTAINED FROM THE PETITIONER. IF IT IS DETERMINED THAT SUCH TERMS, CONDITIONS, LIMITATIONS AND RESTRICTIONS WILL ADEQUATELY PREVENT DETRIMENTAL EFFECT TO THE USE OR DEVELOPMENT OF ADJACENT PROPERTIES, THE GENERAL NEIGHBORHOOD AND THE COUNTY, THE PLANNING COMMISSION AND THE COUNTY COMMISSIONERS MAY AMEND THE ZONING MAP IN ACCORDANCE WITH THIS CHAPTER. ALL SUCH CONDITIONS AND LIMITATIONS SHALL REMAIN IN FULL FORCE AND EFFECT SO LONG AS THE PROPERTY REMAINS SUBJECT TO THE APPLICABLE ZONING. WHILE SUCH CONDITIONS AND LIMITATIONS REMAIN IN EFFECT, THE PROPERTY SHALL BE PUT TO NO USE EXCEPT AS PERMITTED BY THE SCHEDULE OR, IN THE ALTERNATIVE, AS PERMITTED BY THE ORIGINAL ZONING CATEGORY APPLICABLE TO THE PROPERTY PRIOR TO THE GRANTING OF THE CONDITIONAL MAP AMENDMENT. THE SCHEDULE OF CONDITIONS SHALL BE ENFORCED IN STRICT ACCORDANCE WITH THE ENFORCEMENT PROVISIONS SET FORTH IN THE SCHEDULE, AND THE PROPERTY SHALL AUTOMATICALLY