	SITTING AS THE DISTRICT COUNCIL										
	SITTING AS THE DISTRICT COUNCIL 2025 Legislative Session										
	Bill No. CB-026-2025										
	Chapter No.										
	Proposed and Presented by Council Member Ivey										
	Introduced by										
	Co-Sponsors										
	Date of Introduction										
	ZONING BILL										
1	AN ORDINANCE concerning										
2	Development Standards in Transit-Oriented Zones –										
3	PARKING IN SENIOR-SERVING DEVELOPMENTS										
4	For the purpose of modifying the parking or site plan requirements for senior-serving										
5	developments located in transit-oriented zones; requiring that a parking or site plan for such										
6	developments include a parking demand study; and setting forth the necessary elements of the										
7	parking demand study DEVELOPMENT STANDARDS TO REQUIRE A MINIMUM										
8	NUMBER OF OFF-STREET PARKING SPACES IN SENIOR-SERVING DEVELOPMENTS										
9	LOCATED IN CERTAIN TRANSIT-ORIENTED ZONES.										
10	BY repealing and reenacting with amendments:										
11	Section 27-6303 4204,										
12	The Zoning Ordinance of Prince George's County, Maryland,										
13	being also										
14	SUBTITLE 27. ZONING.										
15	The Prince George's County Code										
16	(2023 Edition; 2024 Supplement).										
17	SECTION 1. BE IT ENACTED by the County Council of Prince George's County,										
18	Maryland, sitting as the District Council for that part of the Maryland-Washington Regional										
19	District in Prince George's County, Maryland, that Section 27-6303 4204 of the Zoning										
20	Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's										

1	County Code, be and the same is hereby repealed and reenacted with the following amendments:										
2	SUBTITLE 27. ZONING.										
3	PART 27-4. ZONES AND ZONE REGULATIONS.										
4	SECTION 27-4200. BASE ZONES										
5	Sec. 27-4204. Transit-Oriented/Activity Center Base Zones.										
6	* * * * * * * * *										
7	(b) Standards Applicable to all Transit-Oriented/Activity Center Base Zones										
8	(1) Supplemental Development Standards										
9	* * * * * * * * *										
10	(D) Off-Street Parking										
11	(i) Reduced Minimum Vehicle Parking Space Requirements										
12	Development in the Core area of the RTO-H, RTO-L, or LTO zones shall be										
13	exempt from the off-street vehicular parking standards in Section 27-6305(a), Minimum Number										
14	of Off-Street Vehicle Parking Spaces.										
15	The minimum required number of off-street vehicle parking spaces for										
16	development in the Edge area of the RTO-H, RTO-L, or LTO zones, the Core area of the TAC										
17	zone, and the NAC zone, shall be 50 percent of the minimum requirements in Section 27-										
18	6305(a), Minimum Number of Off-Street Vehicle Parking Spaces.										
19	Notwithstanding the other provisions of this Subsection, in all RTO and										
20	LTO zones the minimum required number of off-street parking spaces for developments										
21	consisting of household living uses for older persons, as defined in Title 42 U.S.C.										
22	<u>§3607(b)(2)(B) and regulations issued thereunder, shall be one (1) space per dwelling unit.</u>										
23	* * * * * * * * *										
24	PART 27-6. DEVELOPMENT STANDARDS.										
25	SECTION 27-6300. OFF-STREET PARKING AND LOADING										
26	Sec. 27-6303. Parking Plan or Site Plan Required.										
27	All development applications subject to review for compliance with the standards of this										
28	Section shall include a parking plan, unless a site plan meeting the requirements of this Section is										
29	submitted. A parking plan may be combined with the circulation plan required in Section 27-										
30	6204, Circulation Plan or Site Plan Required, for developments meeting the threshold required in										
31	that Section. A parking plan may also be combined with the alternative parking plan required by										

Section 27-6307(a), General; Alternative Parking Plan, should the applicant wish to seek off- street parking alternatives. The parking plan or site plan shall accurately designate the number and location of required parking spaces, access aisles, and driveways, and the relation of the off- street parking facilities to the development they are designed to serve, including how the parking facilities coordinate with the pedestrian, bicycle, transit, and vehicular circulation systems for the								
and location of required parking spaces, access aisles, and driveways, and the relation of the off- street parking facilities to the development they are designed to serve, including how the parking facilities coordinate with the pedestrian, bicycle, transit, and vehicular circulation systems for the								
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facilities coordinate with the pedestrian, bicycle, transit, and vehicular circulation systems for the								
development. In addition, the parking plan or site plan shall accurately designate the location and								
design of sidewalks, bike paths, pedestrian or bicycle pavement striping, and any other								
pedestrian or bicycle pathways. In all RTO and LTO zones, a parking plan or site plan for a								
development primarily consisting of household living uses for older persons, as defined in Title								
42 U.S.C. §3607(b)(2)(B) and regulations issued thereunder, shall also include a parking demand								
study which demonstrates that sufficient parking spaces will be provided on site for the unique								
transportation needs of older persons.								
SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five								
(45) calendar days after its adoption.								
Adopted this day of, 2025.								
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND								
BY: Edward P. Burroughs III Chair								
Donna J. Brown Clerk of the Council KEY:								

Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.

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