

Date of Introduction _____

Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's

County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-4. ZONES AND ZONE REGULATIONS.

SECTION 27-4200. BASE ZONES

Sec. 27-4204. Transit-Oriented/Activity Center Base Zones.

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(b) Standards Applicable to all Transit-Oriented/Activity Center Base Zones

(1) Supplemental Development Standards

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(D) Off-Street Parking

(i) Reduced Minimum Vehicle Parking Space Requirements

Development in the Core area of the RTO-H, RTO-L, or LTO zones shall be exempt from the off-street vehicular parking standards in Section 27-6305(a), Minimum Number of Off-Street Vehicle Parking Spaces.

The minimum required number of off-street vehicle parking spaces for development in the Edge area of the RTO-H, RTO-L, or LTO zones, the Core area of the TAC zone, and the NAC zone, shall be 50 percent of the minimum requirements in Section 27-6305(a), Minimum Number of Off-Street Vehicle Parking Spaces.

Notwithstanding the other provisions of this Subsection, in all RTO and LTO zones the minimum required number of off-street parking spaces for developments 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 be one (1) space per dwelling unit.

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PART 27-6. DEVELOPMENT STANDARDS.

SECTION 27-6300. OFF-STREET PARKING AND LOADING

~~Sec. 27-6303. Parking Plan or Site Plan Required.~~

~~—All development applications subject to review for compliance with the standards of this Section shall include a parking plan, unless a site plan meeting the requirements of this Section is submitted. A parking plan may be combined with the circulation plan required in Section 27-6204, Circulation Plan or Site Plan Required, for developments meeting the threshold required in that Section. A parking plan may also be combined with the alternative parking plan required by~~

1 ~~Section 27-6307(a), General; Alternative Parking Plan, should the applicant wish to seek off-~~
2 ~~street parking alternatives. The parking plan or site plan shall accurately designate the number~~
3 ~~and location of required parking spaces, access aisles, and driveways, and the relation of the off-~~
4 ~~street parking facilities to the development they are designed to serve, including how the parking~~
5 ~~facilities coordinate with the pedestrian, bicycle, transit, and vehicular circulation systems for the~~
6 ~~development. In addition, the parking plan or site plan shall accurately designate the location and~~
7 ~~design of sidewalks, bike paths, pedestrian or bicycle pavement striping, and any other~~
8 ~~pedestrian or bicycle pathways. In all RTO and LTO zones, a parking plan or site plan for a~~
9 ~~development primarily consisting of household living uses for older persons, as defined in Title~~
10 ~~42 U.S.C. §3607(b)(2)(B) and regulations issued thereunder, shall also include a parking demand~~
11 ~~study which demonstrates that sufficient parking spaces will be provided on-site for the unique~~
12 ~~transportation needs of older persons.~~

13 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
14 (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

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.

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

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