

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session**

Bill No. CB-51-2021

Chapter No. 40

Proposed and Presented by Council Member Davis

Introduced by Council Member Davis

Co-Sponsors _____

Date of Introduction October 12, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 M-X-T and R-55 Zones

3 For the purpose of permitting certain Warehouse and Distribution uses in the M-X-T (Mixed Use
4 -Transportation-Oriented) Zone of Prince George’s County, and permitting Townhouse uses in
5 the R-55 (One-Family Detached Residential) Zone, under certain circumstances.

6 BY repealing and reenacting with amendments:

7 Sections 27-441, and 27-547,

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2019 Edition; 2020 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Sections 27-441, and 27-547 of the Zoning
16 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
17 County Code, be and the same are hereby repealed and reenacted with the following
18 amendments:

**PART 5. RESIDENTIAL ZONES.
DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(7) Residential/Lodging:									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouses	X	P ¹²⁹	X ¹³⁶	X	P ^{79, 120, 123, 126, 127}	P ^{48, 128}	P ^{48, 111, 124, 138, 143}	X ⁴⁸	P ²
* * * * *	*	*	*	*	*	*	*	*	*

143 When added to a Detailed Site Plan for mixed use development in an abutting M-X-T Zone that includes other townhouse, industrial, and commercial retail development. The M-X-T regulations will be applicable to townhouses within the R-55 zoned land.

**PART 10. MIXED USE ZONES.
DIVISION 3. USES PERMITTED.**

Sec. 27-547. Uses permitted.

(b) TABLE OF USES.

USE	ZONE	
	M-X-T	M-X-C
(2) INDUSTRIAL:		
* * * * *	*	*
<u>Warehouse and Distribution</u>	<u>P</u> ²³	<u>X</u>
* * * * *	*	*

- 23** (a) Provided the proposed Detailed Site Plan application property is at least 100 acres and is part of a previously approved Detailed Site Plan with residential and commercial development. The new Detailed Site Plan shall amend the previously approved Conceptual Site Plan for all uses pursuant to Section 27-282(g) of the Zoning Ordinance;
(b) Industrial uses may not exceed 60% of the gross acreage of the land shown on the proposed Detailed Site Plan; and
(c) Industrial development must be separated from any existing or proposed residential development by a minimum of 75 feet.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 16th day of November, 2021.

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: _____
Calvin S. Hawkins, II
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.