

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2016 Legislative Session**

Bill No. CB-73-2016

Chapter No. 50

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner, Harrison, Davis and Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction October 11, 2016

**ZONING BILL**

1 AN ORDINANCE concerning

2 Mixed Use Planned Community Development in the E-I-A Zone

3 For the purpose of providing certain alternate development regulations for mixed-use planned  
4 community development in the E-I-A (Employment and Institutional Area) Zone, under certain  
5 specified circumstances.

6 BY repealing and reenacting with amendments:

7 Sections 27-544 and 27-548,

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 (2015 Edition).

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 27-544 and 27-548 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17 County Code, be and the same are hereby repealed and reenacted with the following  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:

19 **SUBTITLE 27. ZONING.**

20 **PART 10. MIXED USE ZONES.**

**DIVISION 2. SPECIFIC MIXED USE ZONES.**

**SUBDIVISION 1. M-X-T (MIXED USE – TRANSPORTATION ORIENTED) ZONE.**

**Sec. 27-544. Regulations.**

\* \* \* \* \*

(e) Mixed-Use Planned Community regulations.

(1) A Mixed Use Planned Community shall conform to the purposes, regulations, and required findings and review process set forth in Division 2 of this Part, [Subdivision 6], for the M-X-T Zone , however, for property that is located in the E-I-A (Employment and Institutional Area) Zone and is subject to Sections 27-276, 27-500, and 27-501 of this Subtitle, the following regulations shall be advisory only.

(2) It shall include retail, residential and office/employment uses. The use mixture shall consist of the following, based on the total gross floor area for residential, retail and office combined:

TOTAL GROSS FLOOR AREA	MIN.	MAX.
Residential (at least two different types)	50%	[70] 90%
Retail	10%	20%
Office/Employment	[20] 0%	40%

(3) It may include hotel uses. Hotel use is not included in the residential, retail or office/employment categories for purposes of calculating gross floor area for percentages of use. There is no percentage restriction applied to the hotel uses.

(4) It [shall] may provide at least one institutional or civic use, [shall] may have an integrated network of streets, sidewalks, and open space, public or private, and [shall] should give priority to public space and appropriate placement of institutional and civic uses.

(5) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.

(6) The community [shall] should be focused on a central public space that is surrounded by a combination of commercial, civic, cultural or recreational facilities.

(A) The space [shall] should be a minimum of twenty-five (25) acres, and may include a lake.

(B) It [shall] should be designed with adequate amenities to function as a fully shared space for the entire community.

1 (7) The community [shall] should contain additional, linked open space in the form of  
2 squares, greens and parks that are accessible, visible, safe and comfortable.

3 (A) The open spaces should provide a variety of visual and physical experiences.

4 (B) Some of these open spaces should be bordered by buildings and be visible from  
5 streets and buildings.

6 (8) The retail uses [shall] may be designed to:

7 (A) Create a sense of place by[:] creating a design that [is preferably a village or main  
8 street theme; providing] provides amenities such as plazas, parks, recreational opportunities,  
9 entertainment and cultural activities, public services and dining; and [providing] provides  
10 attractive project gateways and public spaces.

11 (B) Create outdoor amenities, such as brick pavers, tree grates, decorative lighting,  
12 signs, banners, high quality street furniture and extensive landscaping, including mature trees.

13 (C) Create attractive architecture by: using high quality building materials such as  
14 stone, brick or split-face block, and providing architectural elements such as façade articulation  
15 in fifty (50) foot to seventy-five (75) foot increments, second floor levels, dormer windows,  
16 canopies, arcades, varied roofscapes and customized shopfronts to create a street-like rhythm.

17 (D) Promote attractiveness by [doing things such as surrounding "big box" stores with  
18 "sleeves" of retail and service uses to minimize blank walls and dead spaces;] designing  
19 attractive, quality façades of all commercial buildings [on all four sides] where the façade is  
20 visible from public space; and completely screening loading, service, trash, HVAC and other  
21 unsightly functions.

22 (E) Creating a retail area where , if the front of a retail store fronts a street: pedestrians  
23 may travel with ease, with attractive walkways and continuous street front experiences to  
24 maximize the quality of the pedestrian environment; [all uses are connected by sidewalks;]  
25 crosswalks may run through and across the parking lots and drive aisles to connect all buildings  
26 and uses; sidewalks [are] may be wide, appealing, shaded and configured for safe and  
27 comfortable travel; pedestrian walkways [are] may be separated from vehicular circulation by  
28 planting beds, raised planters, seating walls, on-street parallel parking and/or structures; walking  
29 distances through parking lots [are] may be minimized and located to form logical and safe  
30 pedestrian crossings, and walkways [are] may be made more pedestrian-friendly through the use  
31 of arcades, canopies, street trees, benches and tables and chairs.

1 (F) Shield and enhance the surrounding view through techniques such as screening  
 2 views of parking lots along the main frontal streets with [fifty (50) to one hundred (100) foot  
 3 wide] green bermed and landscaped strips, or a low brick (or other quality material) wall, in  
 4 order to screen parking from the public frontage streets, and ensuring that attractive buildings  
 5 [and limited signage] are to be visible from the public frontage streets.

6 (G) Minimize expanse of parking lots through the use of [shared parking, structured  
 7 parking or decks,] landscape islands or the location of buildings and streets.

8 (H) Provide a hierarchy of pedestrian-scaled, direct and indirect, high quality, energy  
 9 efficient lighting that illuminates walkways, ensures safety, highlights buildings and landmark  
 10 elements, and provides sight lines to other retail uses.

11 (I) Create a signage package for high quality signs and sign standards and  
 12 requirements for all retail and office tenants and owners, which shall address size, location,  
 13 square footage, materials, logos, colors and lighting. For office and retail uses, a Conceptual Site  
 14 Plan for Signage shall be approved prior to release of any sign permits. All sign permits shall  
 15 conform to the approved Conceptual Site Plan for Signage.

16 (J) Enhance retail pad sites designs to be compatible with the main retail component.  
 17 If the retail pad sites are located along the public frontage streets, parking [shall] should be  
 18 located to the rear and sides of the pad sites.

19 (K) Green areas should be provided between pad sites.

20 (L) Restaurants adjacent to the central public space/lake should have attractive outdoor  
 21 seating areas [with views of the central public space/lake or other natural features].

22 (9) Residential uses [shall] should meet the following design standards:

23 (A) Single family detached.

24 (i) There [shall] should be a range of lot sizes, with a minimum square footage on  
 25 any lot of two thousand, two hundred (2,200) square feet of finished living space, except as  
 26 modified herein below.

27 (ii) At least twenty percent (20%) of the houses [shall] should be a minimum of  
 28 two thousand, six hundred (2,600) square feet of finished living space and a maximum of 20% of  
 29 the houses may be less than two thousand, two hundred (2,200) square feet of finished living  
 30 space.

1 [(iii) Garages may not dominate the streetscape, and all garages shall either be  
2 detached, located in the rear (accessible by alleys or front street), attached and set back a  
3 minimum of eight (8) feet from the front façade, or attached and side entry.]

4 (iv) All streets, whether public or private, [shall] should have sidewalks.

5 (B) Multifamily.

6 (i) Building materials [shall] should be high quality, enduring and distinctive.

7 (ii) Use of siding should be limited.

8 (iii) [A significant number of a] Amenities such as are typically provided for  
9 luxury rental and condo projects [shall] should be provided.

10 \* \* \* \* \*

11 **DIVISION 4. REGULATIONS.**

12 **Sec. 27-548. M-X-T Zone**

13 \* \* \* \* \*

14 (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is  
15 filed after December 30, 1996, shall be on lots at least one thousand eight hundred (1,800) square  
16 feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of  
17 brick, stone, or stucco. In addition, there shall be no more than six (6) townhouses per building  
18 group, except where the applicant demonstrates to the satisfaction of the Planning Board or  
19 District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8)  
20 dwelling units) would create a more attractive living environment or would be more  
21 environmentally sensitive. In no event shall the number of building groups containing more than  
22 six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the  
23 total development, and the end units on such building groups shall be a minimum of twenty-four  
24 (24) feet in width. The minimum building width in any continuous, attached group shall be  
25 twenty (20) feet, and the minimum gross living space shall be one thousand two hundred and  
26 fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined  
27 as all interior building space except the garage and unfinished basement or attic area. The  
28 minimum lot size, maximum number of units per building group and percentages of such  
29 building groups, and building width requirements and restrictions shall not apply to townhouses  
30 on land any portion which lies within one-half (1/2) mile of an existing or planned mass transit rail  
31 station site operated by the Washington Metropolitan Area Transit Authority and initially opened

1 after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building  
2 group and no more than two (2) building groups containing ten (10) dwelling units. For  
3 purposes of this section, a building group shall be considered a separate building group (even  
4 though attached) when the angle formed by the front walls of two (2) adjoining rows of units is  
5 greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned  
6 Community, there shall be no more than eight (8) townhouses per building group, except when  
7 the applicant demonstrates to the satisfaction of the Planning Board or District Council, as  
8 applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units)  
9 would create a more attractive living environment or would be more environmentally sensitive.  
10 In no event shall the number of building groups containing more than eight (8) dwelling units  
11 exceed twenty percent (20%) of the total number of building groups in the total development,  
12 and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.  
13 The minimum building width in any continuous, attached group shall be twenty-two (22) feet,  
14 and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square  
15 feet. For the purposes of this Subsection, gross living space shall be defined as all interior  
16 building space except the garage and unfinished basement or attic area. Garages may not  
17 dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set  
18 back a minimum of four (4) feet from the front façade and there shall not be more than a single  
19 garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages  
20 are preferred to may be incorporated into the rear of the building or freestanding in the rear yard  
21 and accessed by an alley. Sidewalks are required on both sides of all public and private streets  
22 and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council  
23 may approve a request to substitute townhouses, proposed for development as condominiums, in  
24 place of [for] multifamily dwellings that were [required as a condition of approval] approved in a  
25 Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a  
26 revision to any previous plan approvals. Further, [such townhouses are subject to all other  
27 requirements of the Zoning Ordinance] at the time of Detailed Site Plan for a Mixed-Use  
28 Planned Community, the Planning Board or the District Council may approve modifications to  
29 these regulations so long as the modifications conform to the applicable regulations for the  
30 particular development.

31 \* \* \* \* \*

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

Adopted this 15<sup>th</sup> day of November , 2016.

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: \_\_\_\_\_  
Derrick Leon Davis  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
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.