

Subregion 5 Proposed Sectional Map Amendment

Introduction

In Prince George's County, the Sectional Map Amendment (SMA) process comprehensively rezones properties within a specific geographic area to align with approved County plans. This SMA updates the County zoning map for properties within the *2013 Approved Subregion 5 Master Plan* ("Master Plan") area and was initiated concurrently with the 2026 Subregion 5 Minor Plan Amendment ("Minor Amendment"). The zoning changes support the land use recommendations and other policy recommendations of the Minor Amendment.

The District Council initiated the SMA on April 14, 2026, in conjunction with the Sectional Map Amendment, as authorized by Section 27-3503 of the Zoning Ordinance.

By updating the zoning classifications of certain properties, the SMA guides development, advances the goals of the *2014 Plan Prince George's 2035 Approved General Plan* (Plan 2035), and resolves split-zoned properties. Because each zone has specific uses and limitations (as described in Table 1), the selection of zones dictates the type of development permitted. This zoning process further advances the land use recommendations in both the General Plan and the Master Plan, supporting a coordinated and comprehensive implementation of the County's long-term vision for Subregion 5.

The SMA's purpose is to bring zoning into alignment with desired, suitable land uses for a given area, in response to feedback from residents, business owners, other relevant stakeholders, as well as the findings of the market study.

In some cases, the zoning change results in a nonconforming use. Per Section 27-2500 (Definitions) of the Prince George's County Zoning Ordinance, a nonconforming use is "use of any building, structure, or land which is not in conformance with a requirement of the zone in which it is located." For example, industrial uses in a single-family residential zone are considered nonconforming. Therefore, a change from the Industrial, Employment Zone to the Residential, Single-Family-65 Zone would likely result in a nonconforming use. This is justifiable to align these properties to the plan's vision and create the opportunity for development that matches the desired uses and development pattern of the area.

The creation of nonconforming uses via a rezoning to a less intense category not permitted per the Zoning Ordinance, in the absence of a significant public benefit to be served by the zoning, based on facts peculiar to the subject property and the immediate neighborhood (see Section 27-4102(b) and 27-3503(a)(5)(B)). The SMA has seven (7) zoning changes that result in nonconformance. All seven proposed zoning changes are to a more intense category than the existing zone.

Nonconforming uses resulting from a zoning change shall be permitted to continue operating as a nonconforming use so long as they receive a "use and occupancy permit... identifying the use as nonconforming, and the use must be certified in accordance with Section 27-3618, Certification of Nonconforming Use." (Section 27-7102).

The SMA updates the official 1 inch = 200 feet scale zoning map(s) for this sector plan.

Zoning Class Descriptions

Below is a comprehensive list of the 17 zones used in the Subregion 5 SMA. Each of these zones nest into one of the following zoning classifications: Rural and Agricultural, Residential, Nonresidential, Transit-Oriented, Other, or Planned Development.

Table 1. Zoning Class Descriptions¹

Zoning Class	Zoning Description
Rural and Agricultural Base Zones	
ROS (Reserved Open Space)	Encourages the preservation of large areas of agriculture, trees, and open spaces; protects scenic and environmentally sensitive areas; ensures the retention of certain areas for non-intensive, active, or passive recreation uses; and provides for a limited range of public, recreational, and agricultural uses.
AG (Agricultural and Preservation)	Provides for low density and development intensity as indicated on the General Plan or applicable Area Master Plan or Sector Plan; provides for areas which are to be developed to uses which preserve the County's ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources. Promotes the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses.
AR (Agricultural-Residential)	Provides for large-lot single-family detached residential subdivisions, while encouraging the retention of agriculture as a primary land use; encourage the preservation of trees and open spaces; and prevents soil erosion and stream valley flooding
Residential Base Zones	
RE (Residential Estate)	Provides for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize the natural terrain; facilitates the planning of single-family residential developments with large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces in order to create an estate-like atmosphere; and
RR (Residential, Rural)	Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, to better utilize their natural terrain; facilitates the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces; and prevents soil erosion and stream valley flooding.

¹ Sections 27-4201, 27-4202, 27-4203, and 27-4204 Current Zoning Ordinance, Prince George's County, Maryland

Zoning Class	Zoning Description
RSF-95 (Residential, Single-Family-95)	Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, to better utilize the natural terrain; facilitates the planning of single-family residential developments with large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces to create an estate-like atmosphere; and prevents soil erosion and stream valley flooding.
RSF-A (Residential, Single-Family-Attached)	Provides for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands; provides development that is respectful of the natural features of the land; and provides development that is compatible with surrounding lands.
RMF-20 (Residential, Multifamily-20)	Provides suitable sites for high-density multifamily residential development; provides for this type of development at locations recommended by an Area Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council; supports multifamily development at sites that are proximate to centers or are at appropriate locations along commercial corridors; and ensures compatibility with surrounding lands.
RMF-48 (Residential, Single-Family-Attached)	Provides suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability; provides for this type of development at locations recommended by an Area Master Plan or Sector Plan, proximate to centers (including transit centers) or at other locations which are found to be suitable by the District Council; and ensures development is compatible with surrounding lands.
Nonresidential Base Zones	
CN (Commercial, Neighborhood)	Provides lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods; and ensures uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.
CS (Commercial, Service)	Provides for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and accommodates medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.
CGO (Commercial, General and Office)	Provides lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness; incorporates development with multiple uses, shared parking, and coordinated signage and landscaping; and accommodates higher-density residential uses as part of vertically or horizontally mixed-use developments.

Zoning Class	Zoning Description
IE (Industrial, Employment)	Provides for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities; provides lands to serve light industrial uses while prohibiting more intensive forms of industrial development; accommodates limited residential development; and ensures compatibility between industrial development and nearby residential uses.
IH (Industrial, Heavy)	Provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important for the County's economic growth but may impact adjoining lands. Such uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g., from dust, fumes, smoke, odors, noise, or vibration, or due to exterior movement of vehicles, materials, and goods); accommodates residential uses, particularly as adaptive reuse opportunities; encourages the reuse of existing industrial development; and mitigate potential impacts to surrounding residential neighborhoods.
Transit-Oriented Base Zones	
TAC (Town Activity Center)	Provide for moderate-intensity, auto-accessible, mixed-use centers that serve larger areas of surrounding neighborhoods; provide a mix of uses that serve community-wide needs; encourage development that is well integrated in terms of complementary uses, access and circulation and compatible design.
Other Base Zone	
LCD (Legacy Comprehensive Design)	Recognize comprehensive design zones established prior to April 1, 2022 for which a Basic Plan, Comprehensive Design Plan (CDP), or Specific Design Plan (SDP) was approved prior to April 1, 2022 or for lands that were subject to a Zoning Map Amendment (ZMA) and Basic Plan for a comprehensive design zone that was pending prior to April 1, 2022, and was approved pursuant to Section 27-1700 , Transition Provisions, after April 1, 2022
Planned Development Zones	
R-PD (Residential Planned Development)	Provide flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development; ensures and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas; preserves and supports well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community; ensures that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and ensures the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.

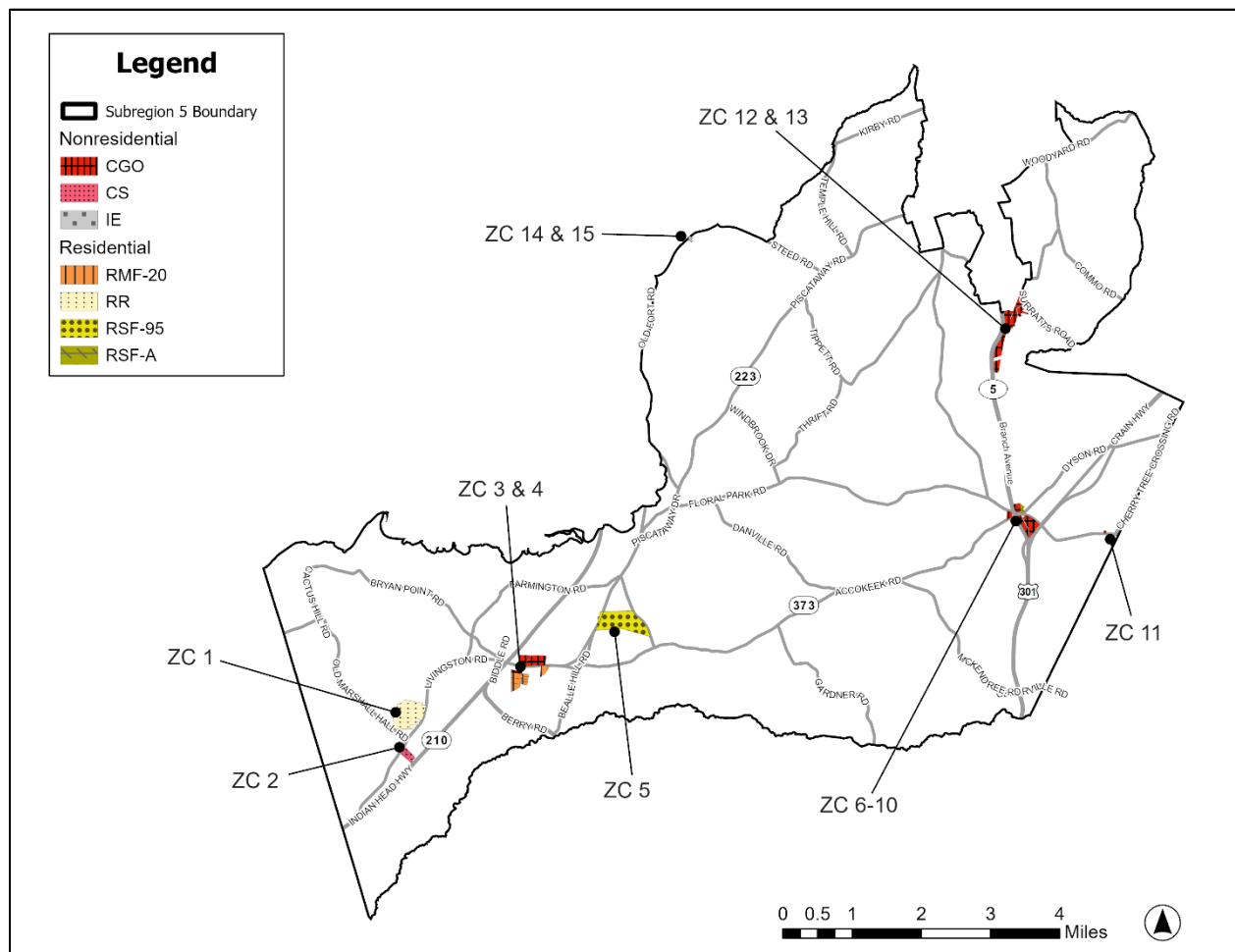
Comprehensive Rezoning Changes

This SMA includes fifteen (15) zoning changes that will align with the Future Land Use Map (FLUM) and support the sector plan's overall vision.

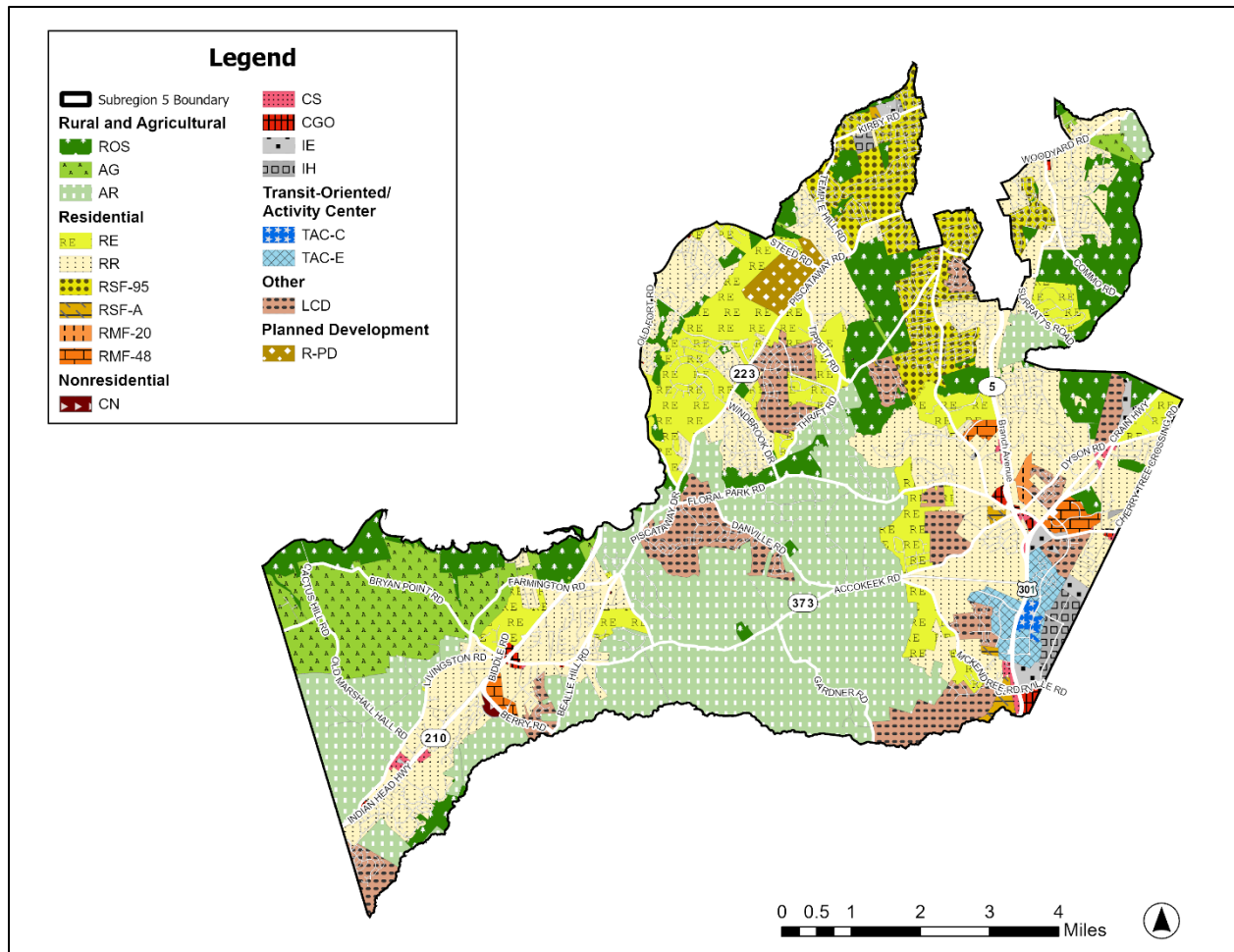
Map 1 shows the location of the proposed zoning changes. The following section provides detail on the proposed zoning changes. These changes are broken out by geography.

All maps displayed in this document have been created by Stantec on behalf of the Prince George's County Planning Department.

Map 1. Zoning Changes



Map 2. Existing Zoning



Map 3. Proposed Zoning

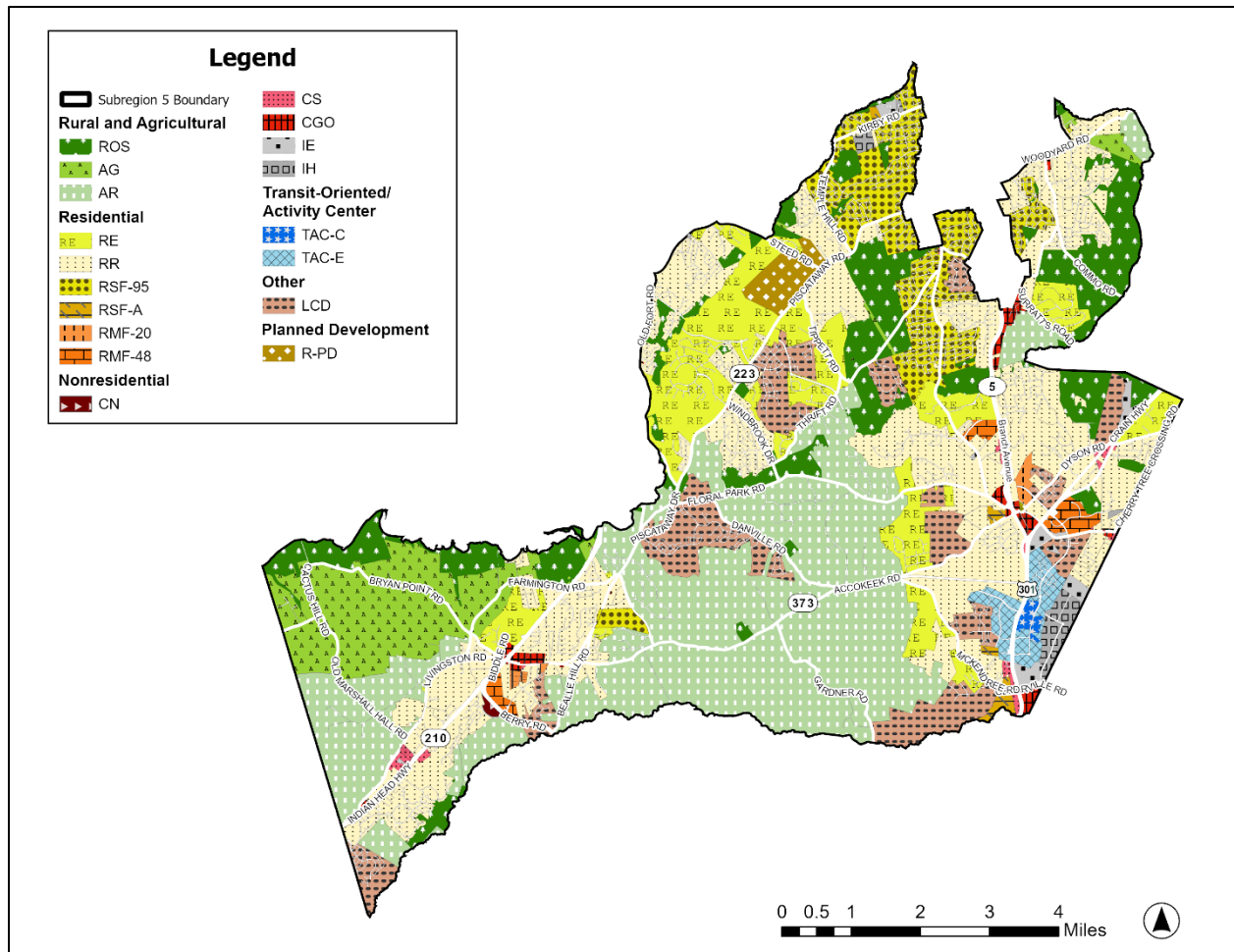


Figure 1. Zoning Class Legend

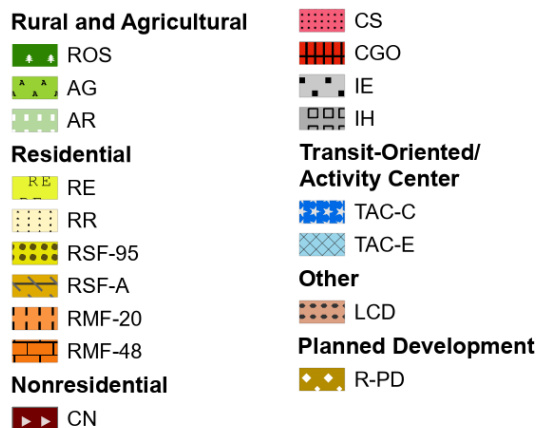


Table 2. Zoning Changes and Area

Change Identifier	Zoning Change	Area of Change (Acres)
ZC 1	AR to RR	95.60
ZC 2	RR to CS	14.62
ZC 3	RR to CGO	37.81
ZC 4	RR to RMF-20	38.55
ZC 5	RE, RR to RSF-95	121.48
ZC 6	RR to CGO	4.50
ZC 7	RR to CGO	3.44
ZC 8	RR to RSF-A	3.49
ZC 9	CS to CGO	12.45
ZC 10	RR to CGO	7.08
ZC 11	RR to CGO	0.71
ZC 12	RR to CGO	65.41
ZC 13	AR to CGO	8.38
ZC 14	CGO to IE	1.69
ZC 15	RR to IE	0.64

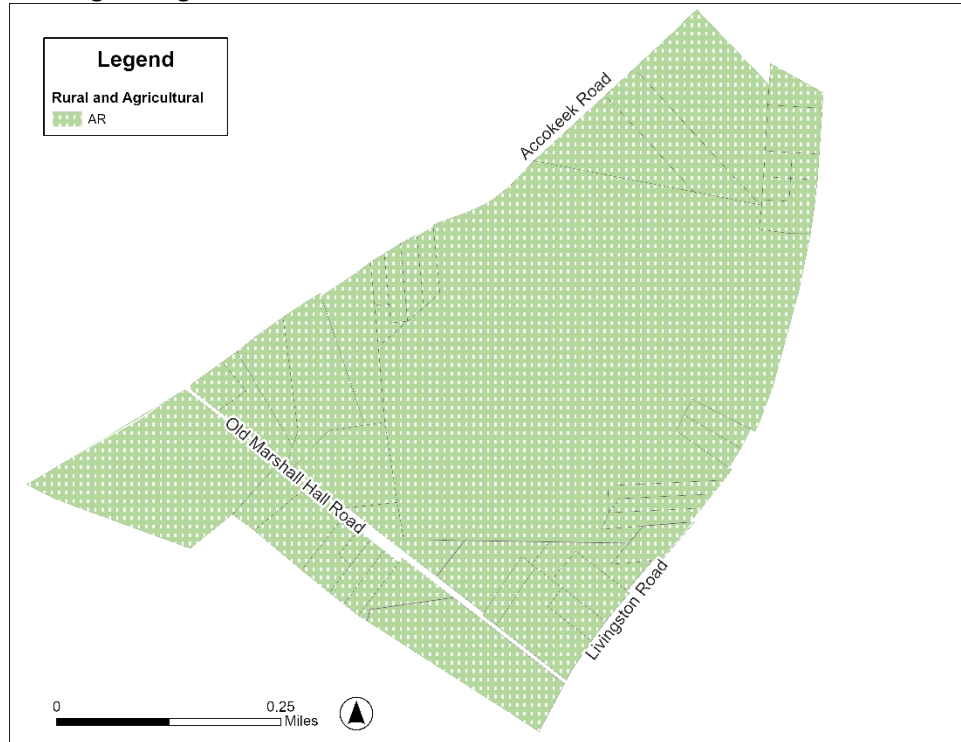
Table 3. Change in Acreage by Zoning Class

Zoning Class	Current Acreage	Proposed Acreage	Net Change
AG	3,427.68	3,427.68	0.00
AR	11,998.55	11,894.57	-103.98
CGO	192.69	330.78	138.09
CN	25.67	25.67	0.00
CS	160.21	162.38	2.17
IE	332.36	334.69	2.33
IH	254.48	254.48	0.00
LCD	3,871.77	3,871.77	0.00
RE	4,409.64	4,292.58	-117.06
RMF-20	76.80	115.35	38.55
RMF-48	323.22	323.22	0.00
ROS	5,943.98	5,943.98	0.00
RR	10,572.88	10,487.81	-85.07
RSF-95	2,558.24	2,679.72	121.48
RSF-A	177.07	180.56	3.49
TAC-C	80.35	80.35	0.00
TAC-E	490.32	490.32	0.00
Not Zoned	53.25	53.25	0.00
Total	44,949.16	44,949.16	-

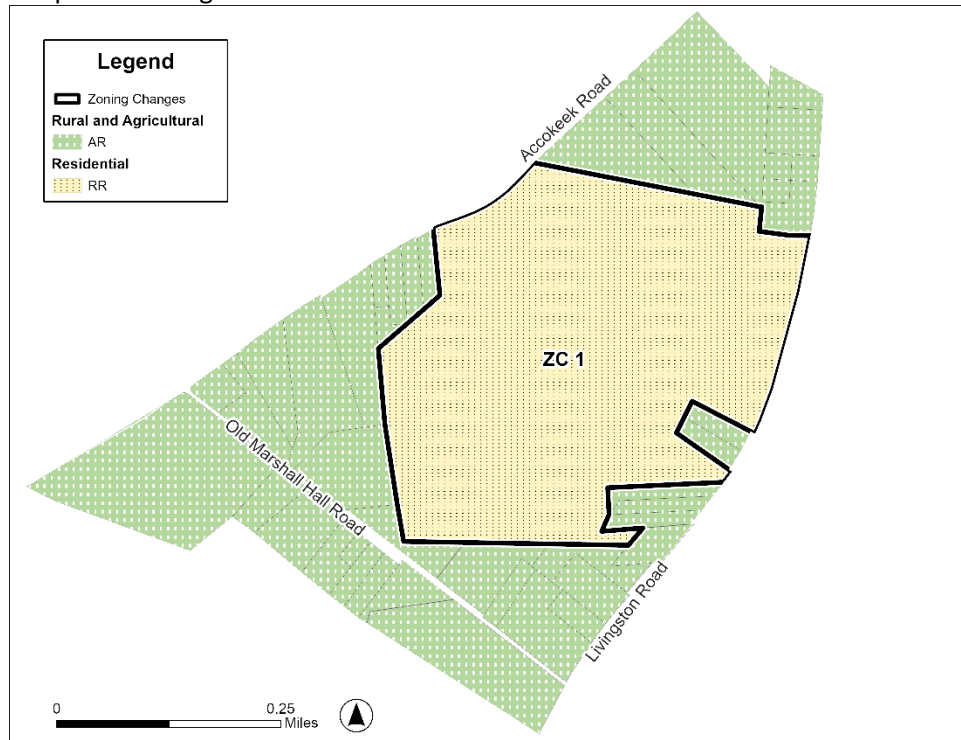
Livingston Road

Zoning Change 1 (ZC 1): AR to RR

Map 4. ZC 1 Existing Zoning



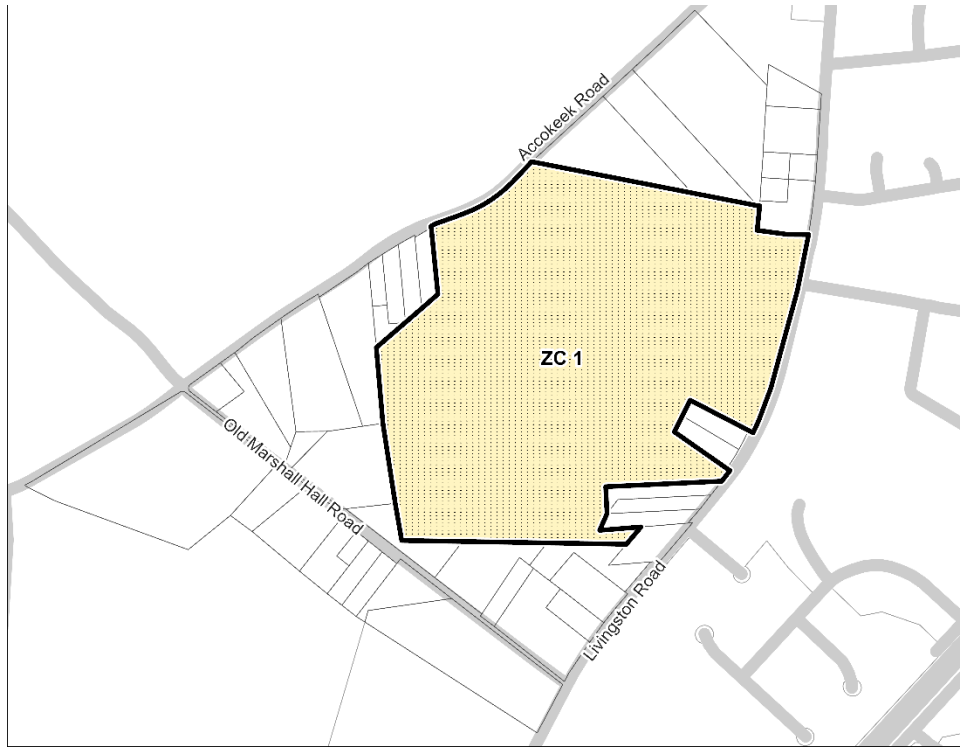
Map 5. ZC 1 Proposed Zoning



Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 1	AR	RR	95.60 Acres	221SW02, 222SW02
Future Land Use		Residential Low		
Does the rezoning create nonconformance?		No		
Justification: Rezoning this property from AR to RR advances the plan’s Future Land use by allowing for the development of low-density residential. The 2026 Minor Plan Amendment supports the creation of micro-units, cottage clusters, or other missing housing types that support aging in place and workforce housing in close proximity to agricultural lands on this property. This rezoning will support the potential for these housing types, as unlike the AR zone, the RR zone is a base zone that is eligible for rezoning to the R-PD zone via a future PD-ZMA. The AR Zone encourages the retention of agriculture as the primary land use, with residential as secondary and cannot implement the land use recommendations of the Minor Plan Amendment in this location.				
Tax Accounts				
0404335, 0404327				

Map 6. Location of Zoning Change 1

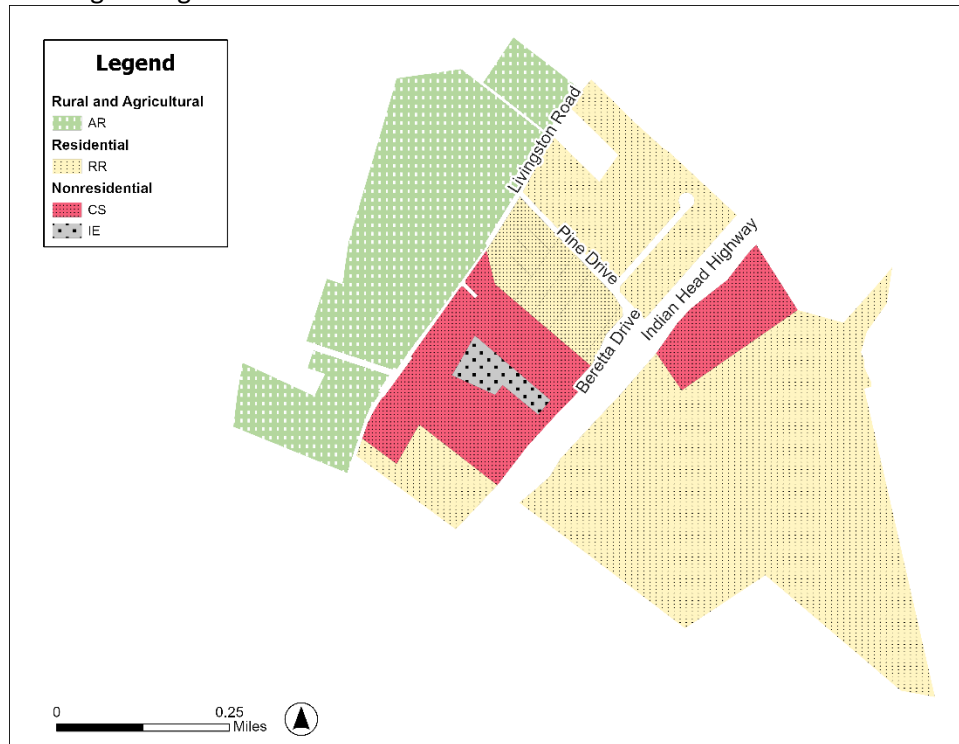




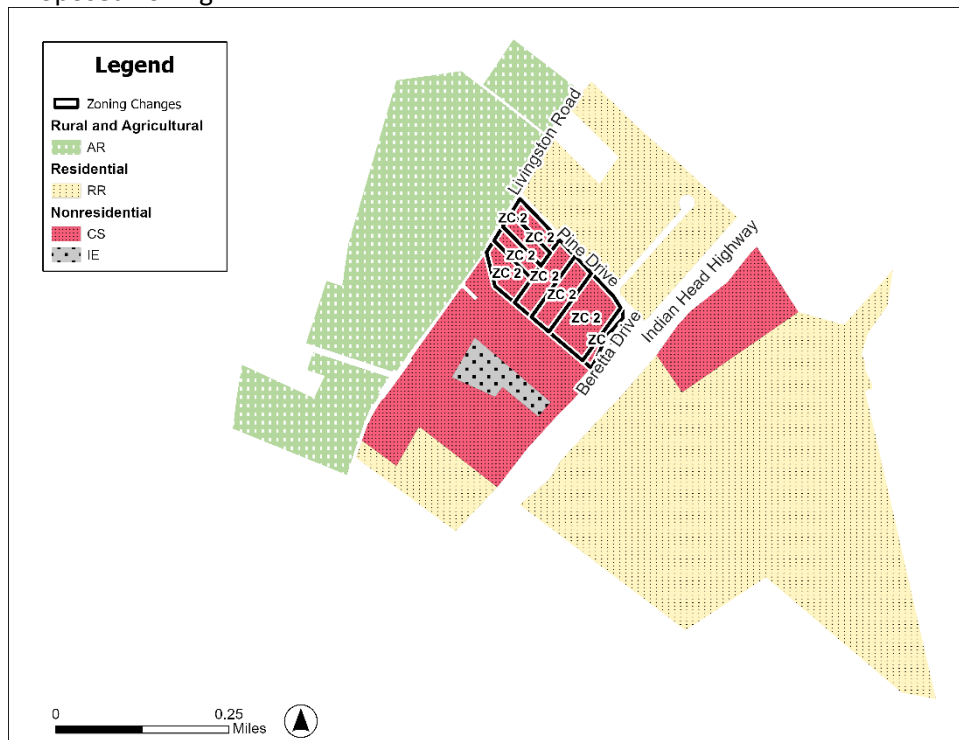
Beretta Drive

Zoning Change 2 (ZC 2): RR to CS

Map 7. ZC 2 Existing Zoning

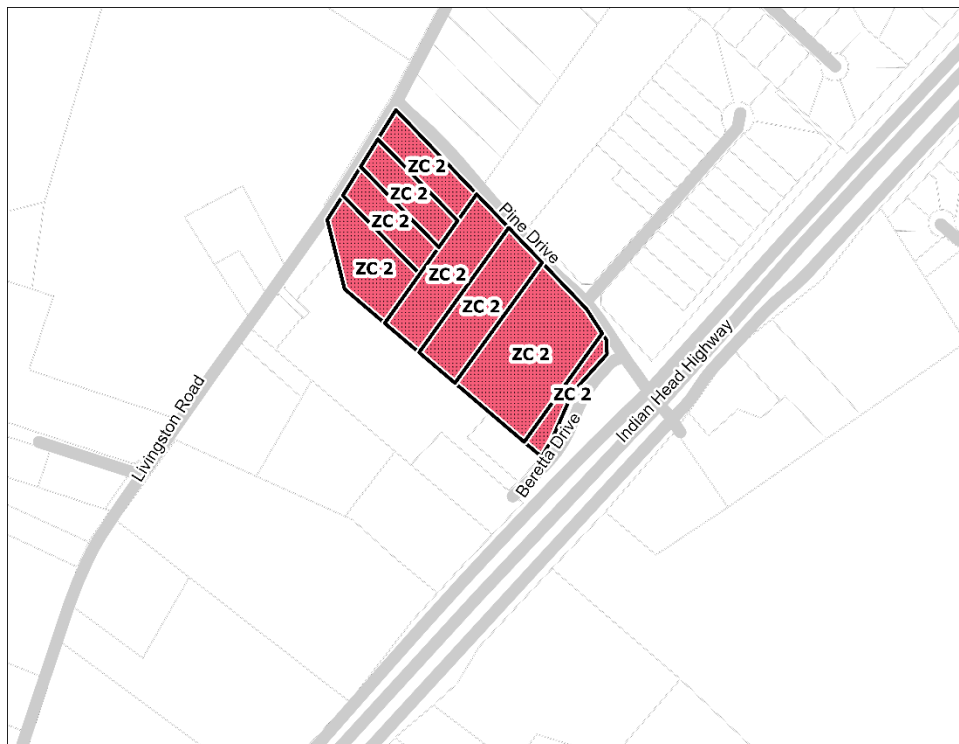


Map 8. ZC 2 Proposed Zoning



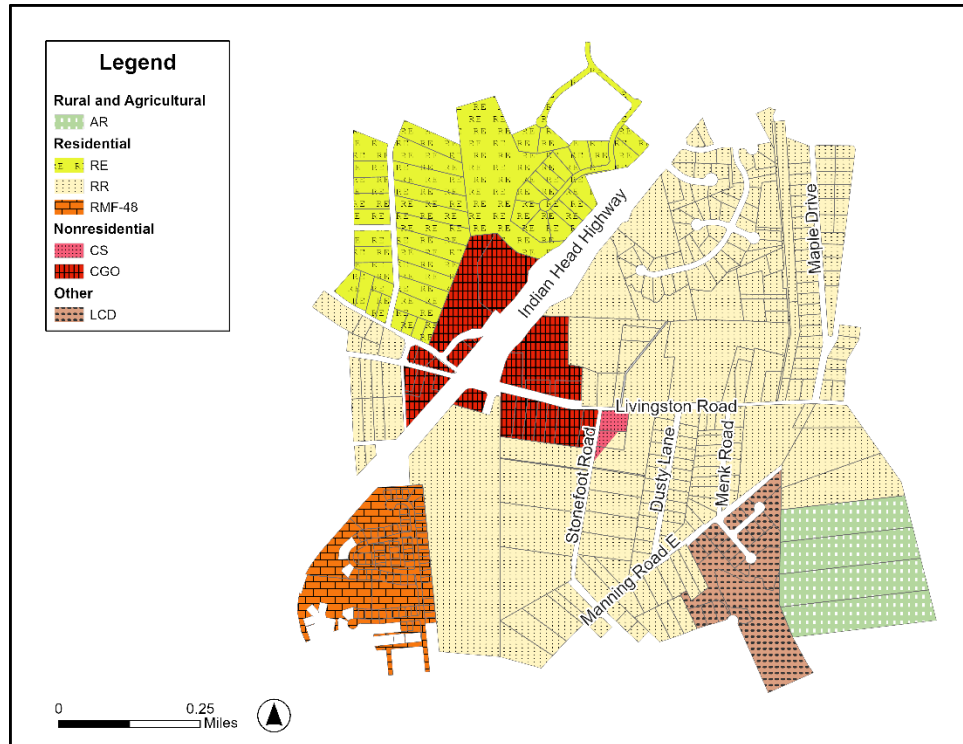
Zoning Change No	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 2	RR	CS	14.62 Acres	222SW02
Future Land Use		Commercial		
Does the rezoning create nonconformance?		Yes		
Justification: These properties front Livingston Road, Pine Drive, and Beretta Drive and are adjacent to existing CS zoned properties. Their location and accessibility make them appropriate for the CS zone, which is intended to feature auto-oriented commercial uses. Additionally, rezoning these properties to CS will create the potential for cohesion amongst the uses on this block. Under the proposed CS zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0283887, 0294769, 0315150, 0313403, 0375501, 0375816, 0375824, 0375832				

Map 9. Location of Zoning Change 2

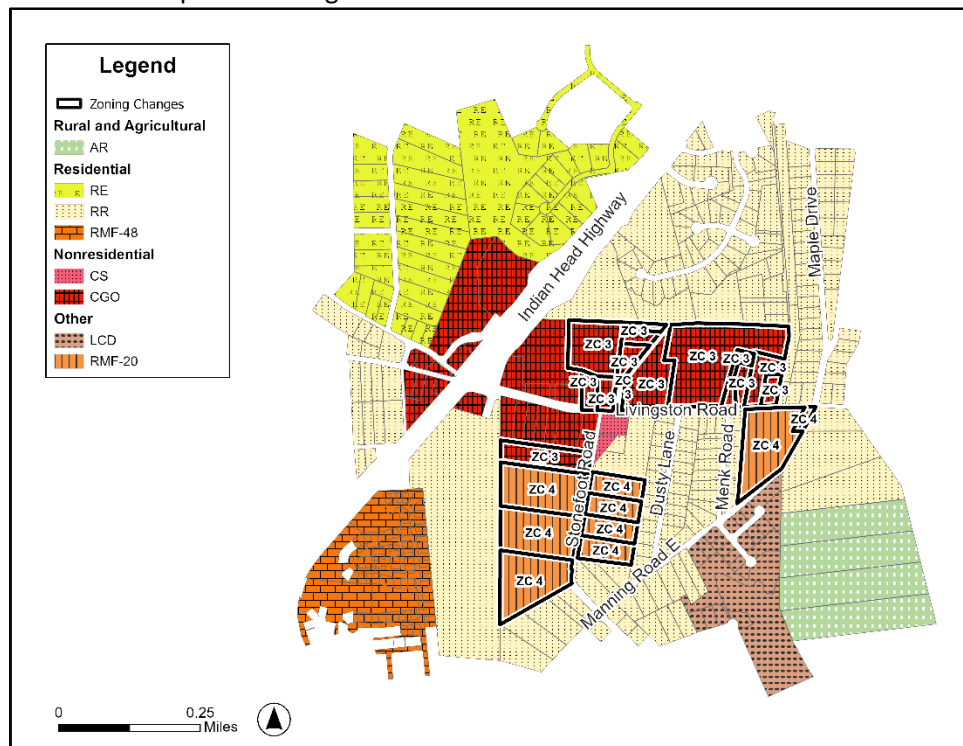


Accokeek

Map 10. ZC 3 and ZC 4 Existing Zoning



Map 11. ZC 3 and ZC 4 Proposed Zoning



Zoning Change 3 (ZC 3): RR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 3	RR	CGO	37.81 Acres	220SE01, 221SE01, 221SW01
Future Land Use		Commercial		
Does the rezoning create nonconformance?		Yes		
Justification: These properties are adjacent to the existing Accokeek Village, which is currently zoned CGO. Extending the CGO Zone will allow for additional retail and housing options in Accokeek, consistent with Minor Plan Amendment recommendations. The current RR zone primarily supports large-lot single-family detached residential neighborhoods. The RR Zone does not implement the Economic Development goal of the Minor Plan Amendment to “support pedestrian-oriented retail” at Accokeek Village. The 2026 Minor Plan Amendment includes a policy in the Economic Development Chapter to “Expand commercially zoned land on the north side of Livingston Road between Accokeek Branch Library and John Dailey Road to support opportunities in Accokeek” (p. 149)An additional parcel south of Livingston Road is included in this rezoning to provide additional depth for existing CGO Zone parcels south of Livingston Road. This rezoning supports the realization of the Subregion 5 vision for Accokeek as a residential area with village-scale commercial shopping areas. Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0322651, 0412049, 0291724, 0292045, 0324574, 0312074, 0360792, 0355537, 0355552, 0374991, 0377028, 0388041, 0412031, 0385955				

Zoning Change 4 (ZC 4): RR to RMF-20

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 4	RR	RMF-20	38.55 Acres	221SW01, 221SE01
Future Land Use		Residential High		
Does the rezoning create nonconformance?		Yes		
Justification: These properties are proximate to the existing Accokeek Village, which is currently zoned CGO and is a key commercial node in Accokeek. Rezoning these properties from RR to RMF-20 will strengthen the viability of new retail development along Livingston Road by allowing for higher density housing. The current RR Zone primarily supports large-lot single-family detached residential development. The 2026 Subregion 5 Minor Plan Amendment recommends rezoning to allow for multifamily residential development that supports adjacent commercial uses and provides a transition from the CGO Zone to the adjacent single-family zones. It also includes a policy in the Economic Development Chapter to “Enhance viability of new retail by providing higher density zones in proximity to Accokeek Village Shopping Center” (p. 149). This rezoning supports the realization of the Subregion 5 vision for Accokeek as a residential area with village scale commercial shopping centers. Under the proposed RMF-20 zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0297523, 0294157, 0345538, 0351338, 0375006, 0375014, 0377432, 0399568, 0412585				

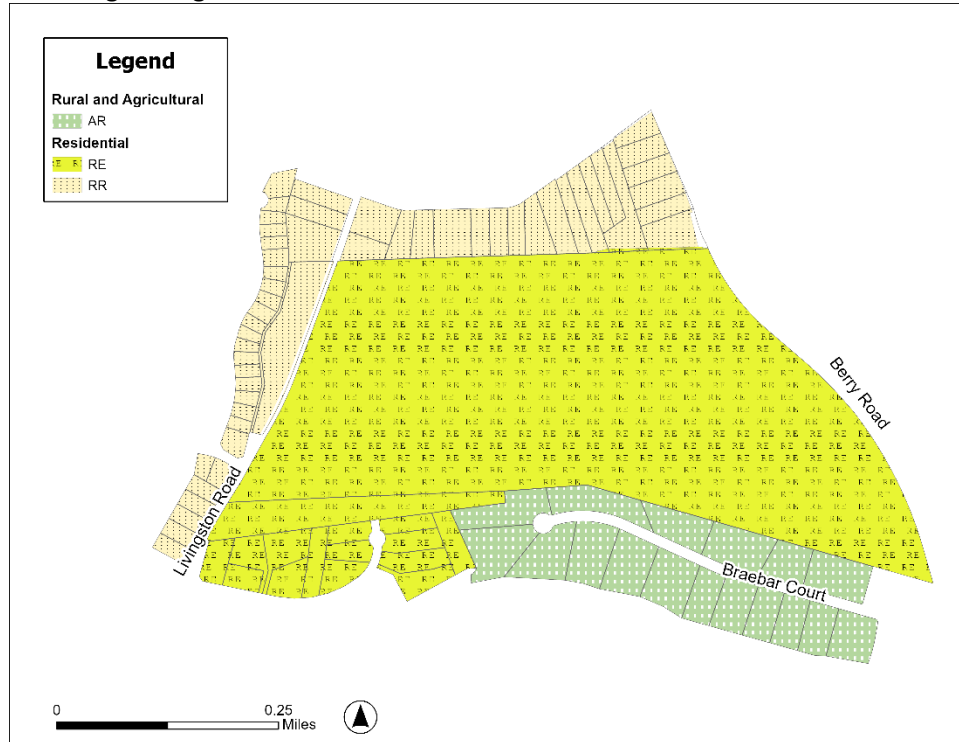
Map 12. Location of Zoning Change 3 and Zoning Change 4



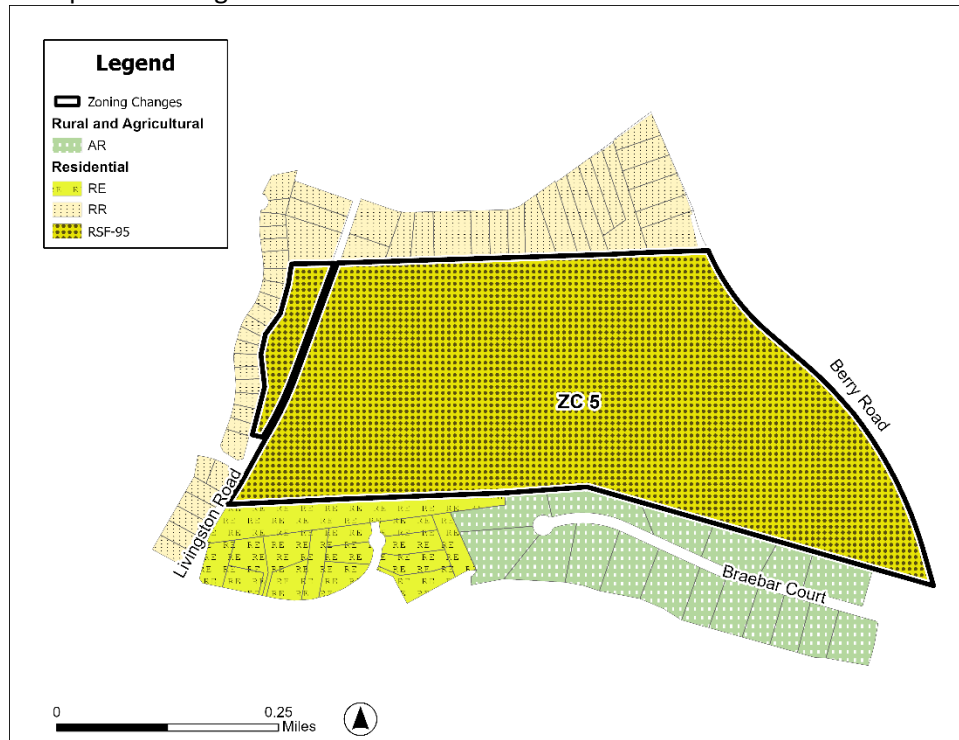
Berry Road

Zoning Change 5 (ZC 5): RE, RR to RSF-95

Map 12. ZC 5 Existing Zoning

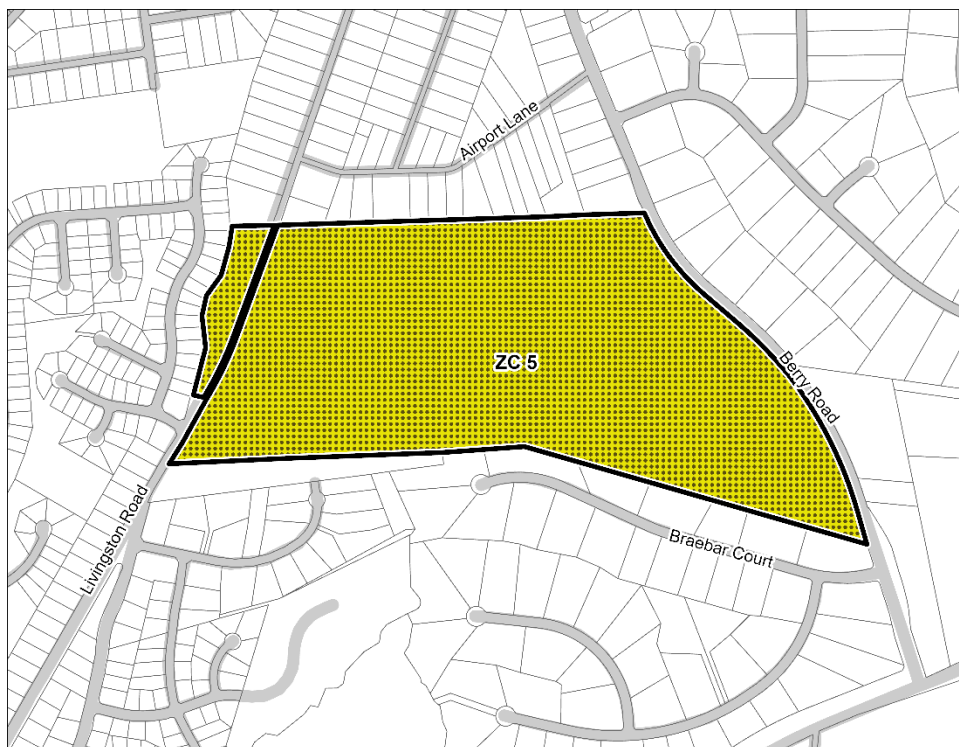


Map 13. ZC 5 Proposed Zoning



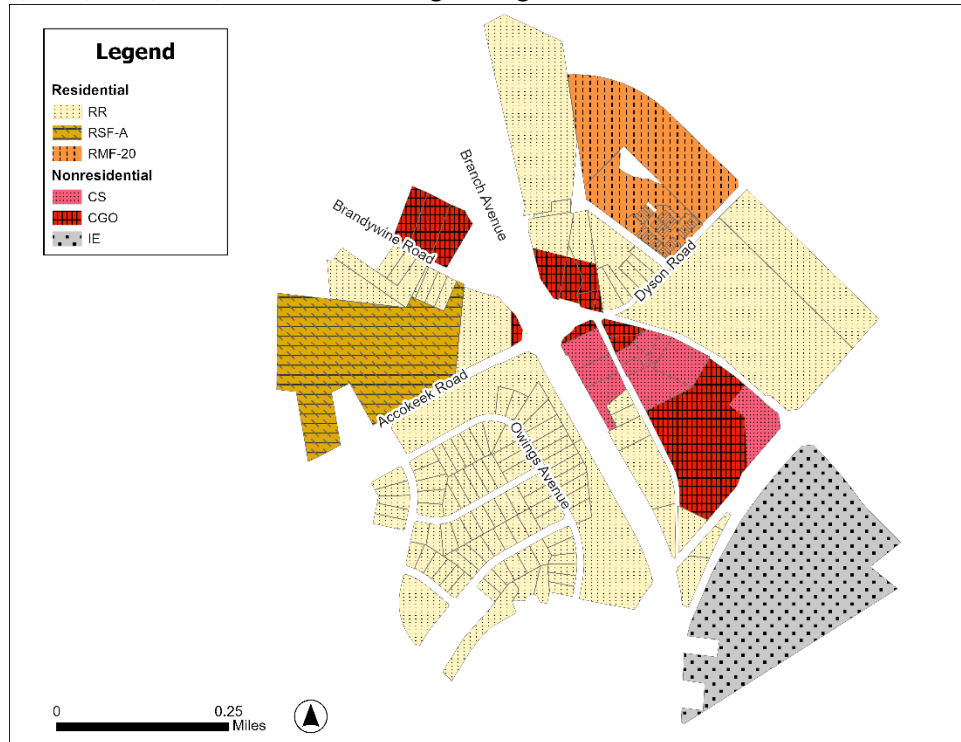
Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 5	RE, RR	RSF-95	121.48 Acres	220SE02
Future Land Use		Residential Medium		
Does the rezoning create nonconformance?		No		
Justification: This property is adjacent to both Livingston Road and Berry Road in Accokeek. Rezoning this property from RE and RR to RSF-95 will provide opportunities for the creation of more housing that is compatible with the surrounding residential character.				
Rezoning this property from RE and RR to RSF-95 advances the plan's Future Land use by allowing for the development of medium-density residential on the identified parcel, similar to the density and lot sizes existing on the east side of Livingston Road.				
Tax Accounts				
3068079				

Map 14. Location of Zoning Change 5

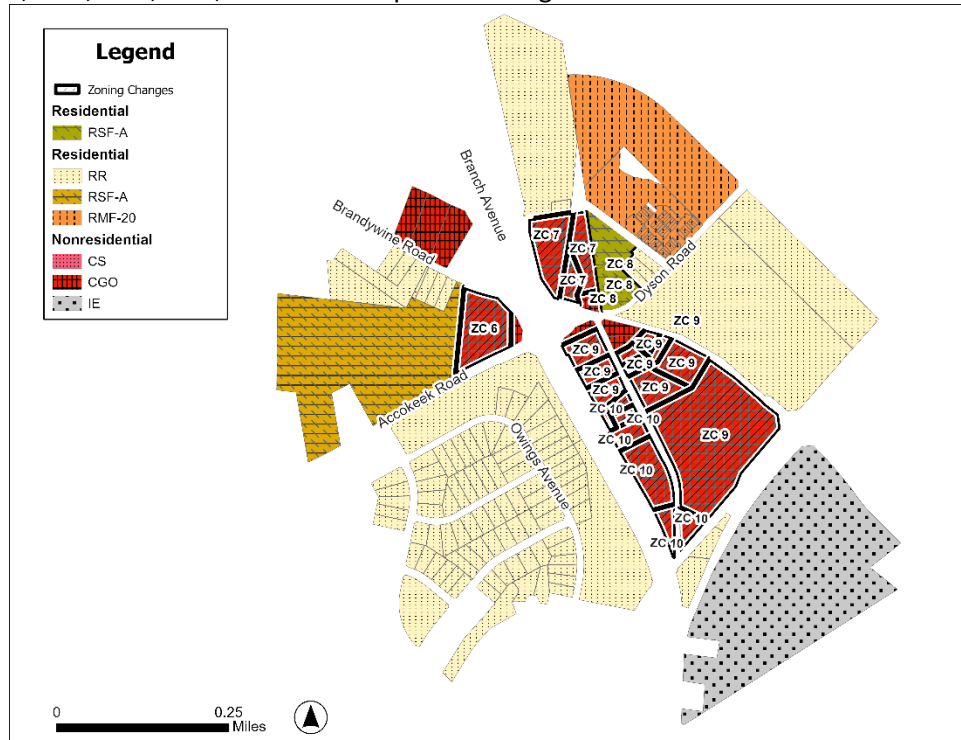


Brandywine

Map 15. ZC 6, ZC 7, ZC 8, ZC 9, and ZC 10 Existing Zoning



Map 16. ZC 6, ZC 7, ZC 8, ZC 9, and ZC 10 Proposed Zoning



Zoning Change 6 (ZC 6): RR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 6	RR	CGO	4.50 Acres	218SE07
Future Land Use		Commercial		
Does the rezoning create nonconformance?		No		
Justification: This property is proximate to MD 5 and fronts Brandywine Road and Accokeek Road. The property's location and accessibility make it an appropriate place for commercial uses. Rezoning from RR to CGO will expand retail options for residents and focus future development in a strategic location along this highly visible corridor. This property abuts an existing CGO Zone to the east and an RSF-A zone to the West. Rezoning to CGO will advance the land use concept of the 2026 Minor Plan Amendment by allowing additional business, civic, and mixed-use development along the Branch Avenue corridor near Brandywine and Timothy Branch. The current RR Zone supports single-family residential developments with moderately large lots. The RR Zone does not implement the Commercial Future Land Use recommendations of the Minor Plan Amendment in this location.				
Tax Accounts				
1160696				

Zoning Change 7 (ZC 7): RR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 7	RR, CGO	CGO	3.44 Acres	218SE07
Future Land Use		Commercial		
Does the rezoning create nonconformance?		No		
Justification: These properties are split between the RR Zone and the CGO Zone. Extending the CGO Zoning classification will align zoning with future land use and will remedy inconsistent zoning across the property.				
Rezoning to CGO will advance the land use concept of the 2026 Minor Plan Amendment by allowing additional business, civic, and mixed-use development along the Branch Avenue corridor near Brandywine and Timothy Branch.				
Tax Accounts				
1174184, 1147826, 9999999				

Zoning Change 8 (ZC 8): RR to RSF-A

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 8	RR	RSF-A	3.49 Acres	218SE07
Future Land Use		Residential Medium-High		
Does the rezoning create nonconformance?		No		
Justification: These properties are located along Brandywine Road in proximity to MD 5. Rezoning these properties from RR to RSF-A will provide additional opportunities for Medium-High density housing. This location is appropriate for more intense housing to advance the Land Use Goal to “Expand existing concentrations of population and employment along the MD 5 Corridor, in a manner that... prioritizes reinvestment in areas with planned transit, and provides housing at transit supportive densities” (p.45). The current zone, Residential, Rural, primarily supports single-family residential developments with moderately large lots. The RR Zone does not implement the Residential Medium-High future land use recommendations of the Minor Plan Amendment. Rezoning to RSF-A will advance the land use concept of the 2026 Minor Plan Amendment by allowing for single-family attached residential development at a location that can transition from the abutting CGO Zone to adjacent single-family zones.				
Tax Accounts				
3855293, 3855285, 3855277				

Zoning Change 9 (ZC 9): CS to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 9	CS	CGO	12.45 Acres	218SE07
Future Land Use		Commercial		
Does the rezoning create nonconformance?		No		
Justification: These properties are located on MD 5 and Brandywine Road. Their location and accessibility make them an appropriate location for increasing density and diversity of uses. This rezoning supports the Land Use Goal of “Expand(ing) existing concentrations of population and employment along the MD 5 Corridor” by providing more land for dense housing and commercial and office uses. The CS Zone is largely intended to feature auto-oriented commercial uses and medium- to moderately high-density residential. CGO provides for a diverse range of business, civic, and mixed use development in a form that balances automobile access and pedestrian friendliness.				
Tax Accounts				
5705163, 5705174, 5705185, 1178813, 1188523, 1147784, 1153477, 1158351, 1156926, 5666072				

Zoning Change 10 (ZC 10): RR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 10	RR	CGO	7.08 Acres	218SE07
Future Land Use		Commercial		
Does the rezoning create nonconformance?		Yes		
Justification: These properties front MD 5 and US 301. Rezoning these properties from RR to CGO will expand potential retail and housing options.				
The current zone, Residential, Rural, primarily supports single-family residential developments with moderately large lots. The RR Zone does not implement the commercial future land use recommendations of the Minor Plan Amendment. Rezoning to CGO advances the land use concept of the 2026 Minor Plan Amendment by allowing for additional business, civic, and mixed-use development along the Branch Avenue Corridor and in proximity to Brandywine Town Center and Timothy Branch.				
Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The resulting nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
3005758, 3005766, 1176726, 1176734, 1171552, 1171545				

Map 17. Location of Zoning Change 6, 7, 8, 9, and 10

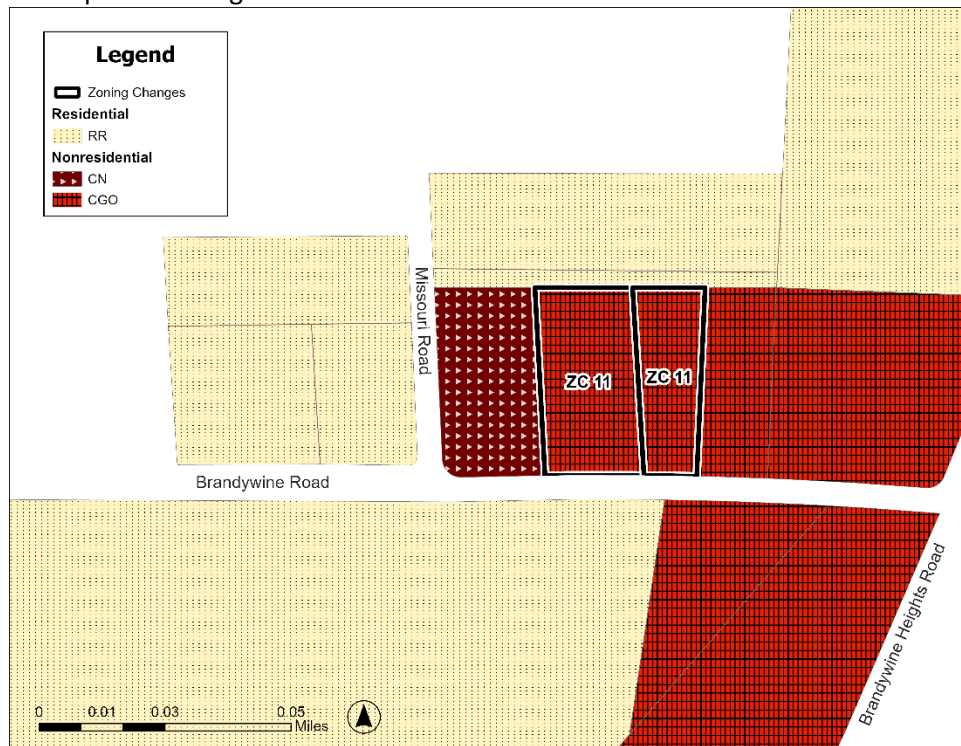


Zoning Change 11 (ZC 11): RR to CGO

Map 18. ZC 11 Existing Zoning

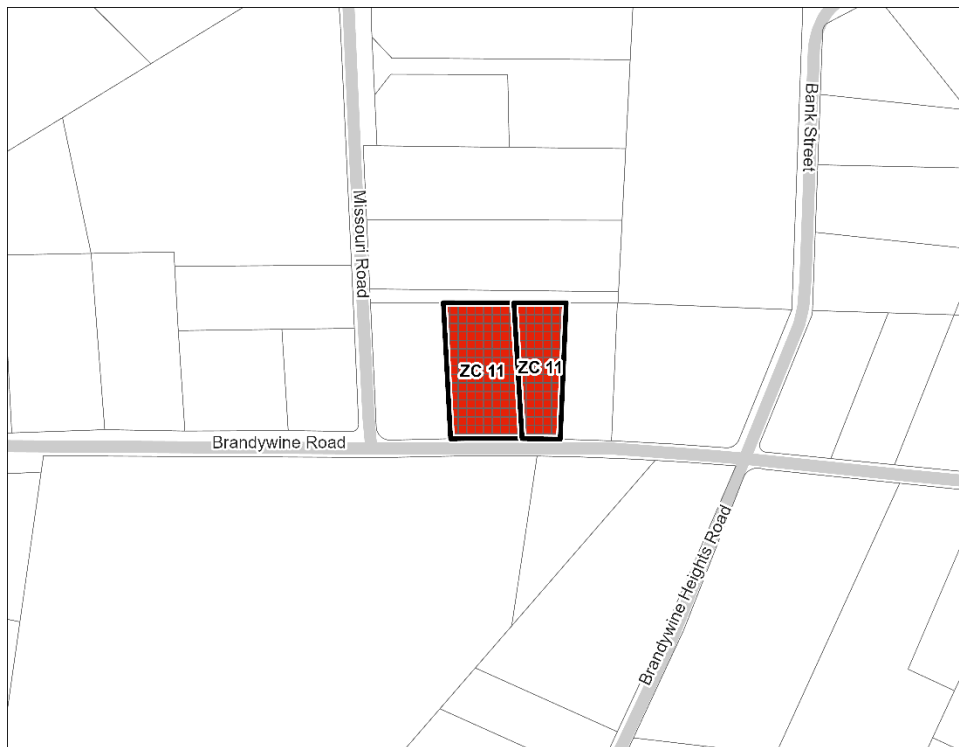


Map 19. ZC 11 Proposed Zoning



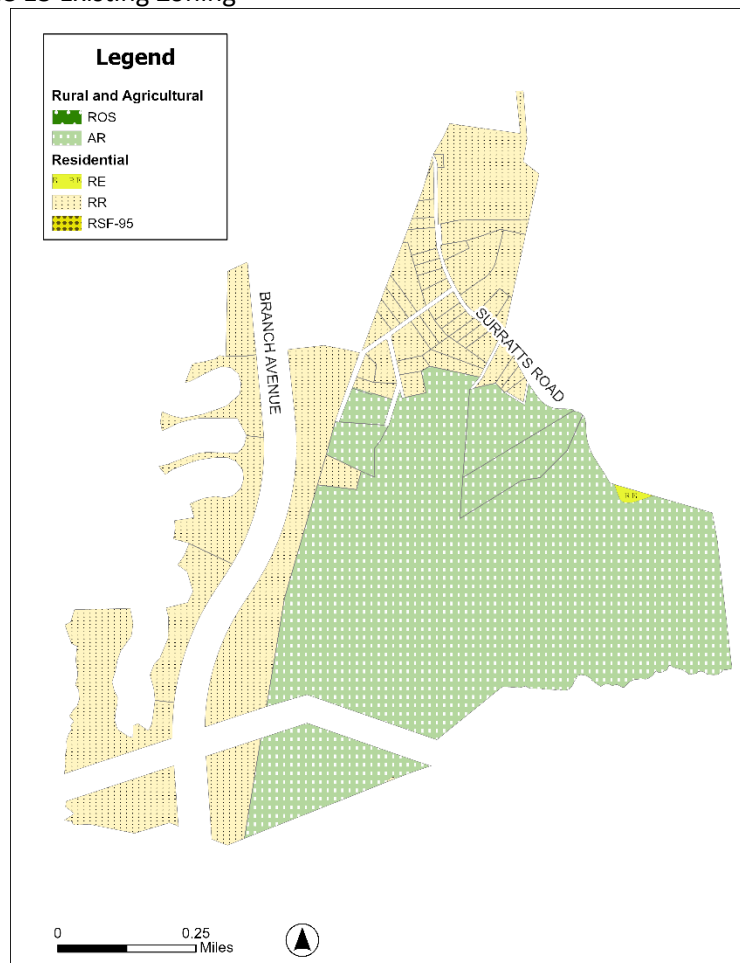
Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 11	RR	CGO	0.71 Acres	218SE08
Future Land Use		Commercial		
Does the rezoning create nonconformance?		Yes		
Justification: These properties front Brandywine Road and are adjacent to other commercial zones. Rezoning them to CGO will create cohesion amongst the land uses on this block. This rezoning also aligns zoning with future land use to advance the vision of the Minor Plan Amendment in this area. The plan recommends rezoning these parcels to allow additional business, civic, and mixed-use development. Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
1161298, 1147172				

Map 20. Location of Zoning Change 11

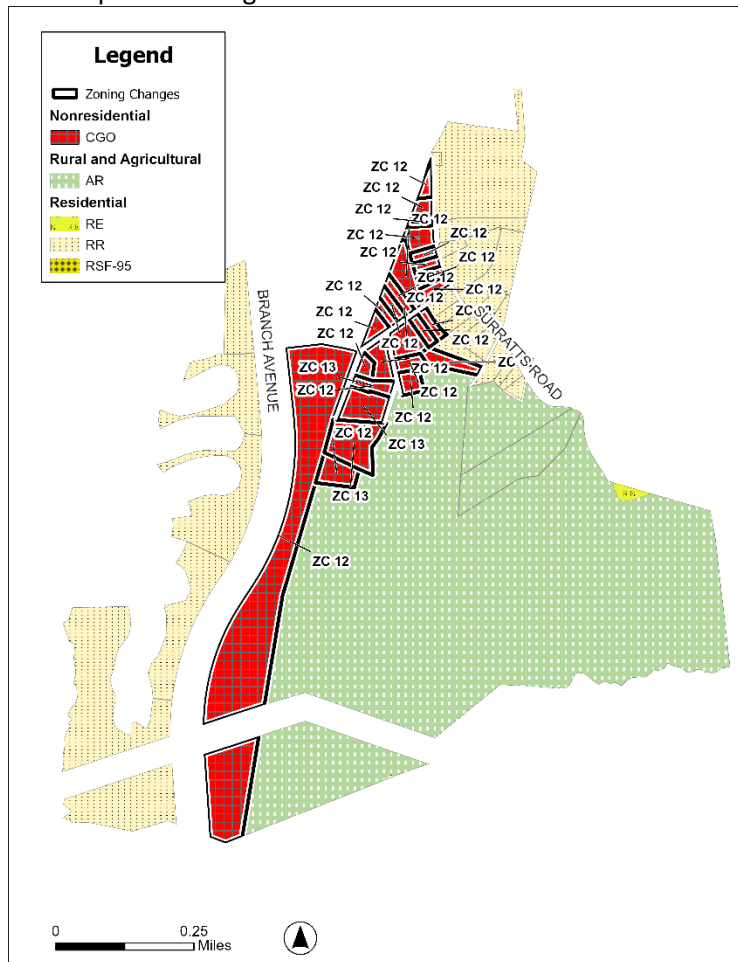


MedStar Southern Maryland Hospital Medical Innovation Campus

Map 21. ZC 12 and ZC 13 Existing Zoning



Map 22. ZC 12 and ZC 13 Proposed Zoning



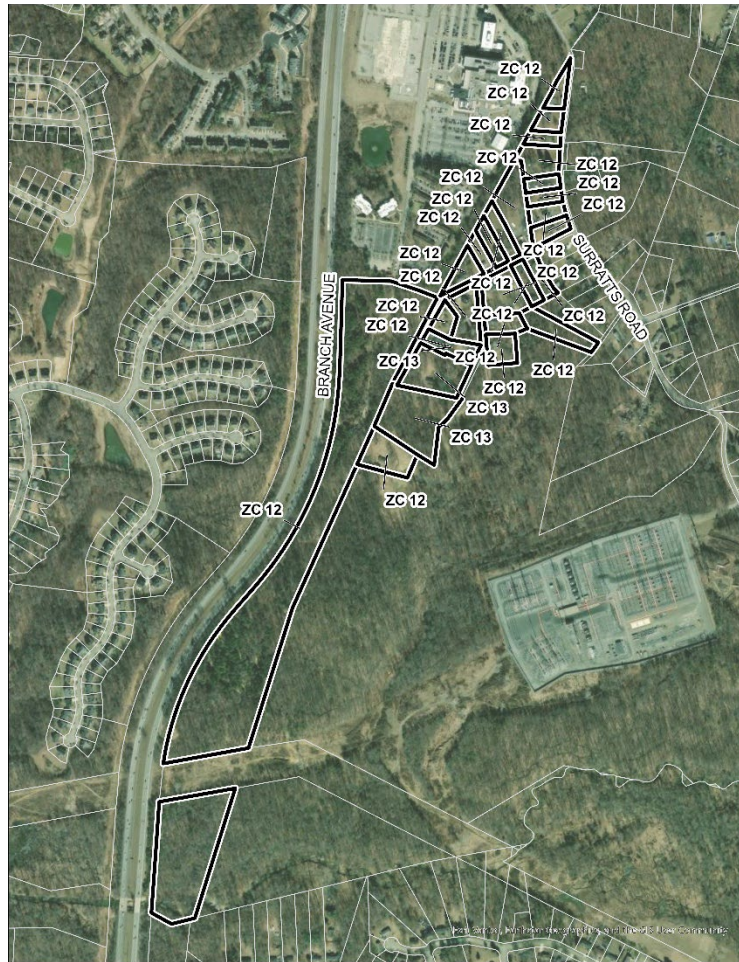
Zoning Change 12 (ZC 12): RR to CGO

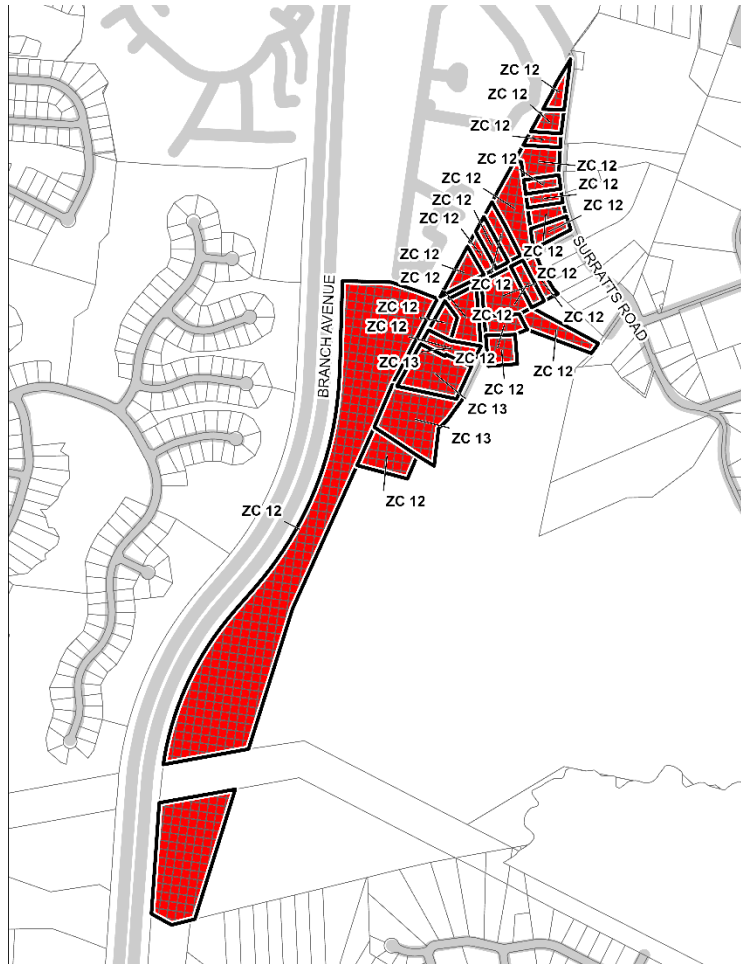
Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 12	RR	CGO	65.41 Acres	214SE07
Future Land Use		Institutional		
Does the rezoning create nonconformance?		Yes		
Justification: The proximity of these properties to the MedStar Southern Maryland Hospital Center makes them appropriate for zoning that allows for a greater mix of uses to enable the creation of a medical innovation campus. The upcoming Medical Innovation Campus Feasibility Study designates this area as part of the Innovation Core as it is within a 10-minute walk of the proposed SMRT station. This core area is imagined as integrating medical uses with retail, amenities, open spaces, and medium- to high-density residential uses. The southernmost part of this zoning change is in the “South Village” which is envisioned as supporting a variety of housing types or innovation-supporting non-residential uses like office space, laboratory space, or educational and/or vocational space. The current zone, Residential, Rural primarily supports single-family residential developments with moderately large lots and does not allow for implementation of the recommendations of the Medical Innovation Campus Feasibility Study for a mixed-use campus. Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0881805, 0938456, 0941153, 0924142, 0988253, 0982231, 0980615, 0861120, 0906438, 0982165, 0852566, 0956714, 0854570, 0868851, 0875005, 0870337, 0883058, 0880948, 0856120, 0948505, 0958470, 0875989, 0895961, 0948562, 0898510, 0954388, 0982363, 0954370, 0976019				

Zoning Change 13 (ZC 13): AR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 13	AR	CGO	8.38 Acres	214SE07
Future Land Use		Institutional		
Does the rezoning create nonconformance?		Yes		
Justification: These properties' proximity to the MedStar Southern Maryland Hospital Center makes them appropriate for zoning that allows for a greater mix of uses to allow for the creation of a medical innovation campus. The upcoming Medical Innovation Campus Feasibility Study designates this area as part of the Innovation Core as it is within a 10-minute walk of the proposed SMRT station. This core area is imagined as integrating medical uses with retail, amenities, open spaces, and medium- to high-density residential uses. The current zone, Agricultural-Residential, primarily supports large-lot single-family detached residential subdivisions, and the retention of agriculture as a primary land use. The AR Zone does not implement the recommendations of the Medical Innovation Campus Feasibility Study for a mixed-use campus here. Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0941153, 3594447, 0872085				

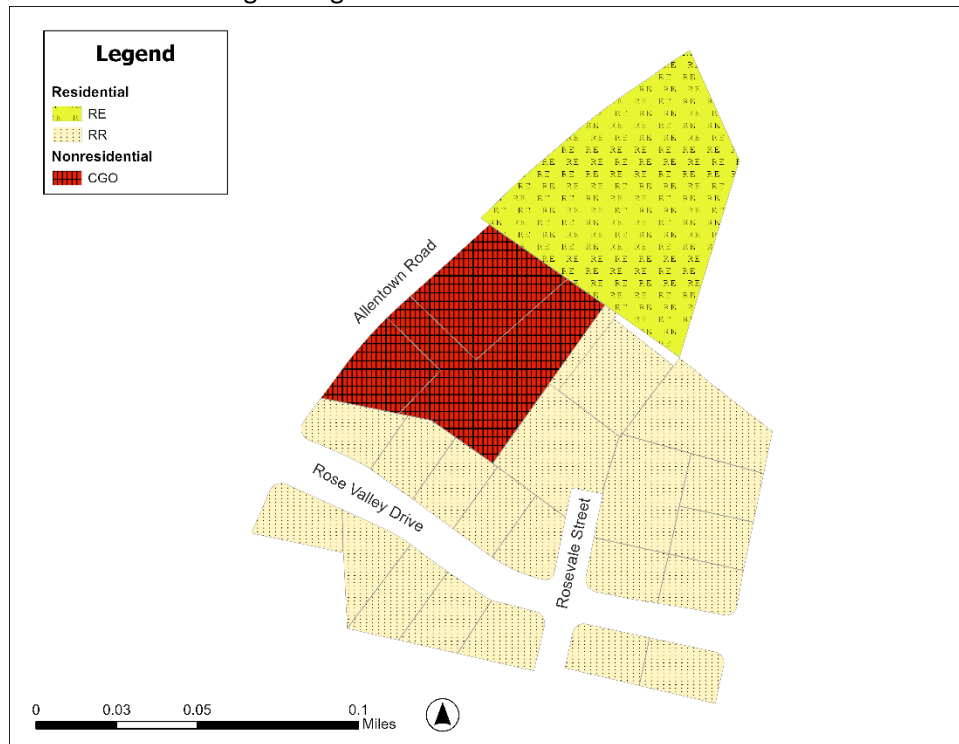
Map 23. Location of Zoning Change 12 and Zoning Change 13



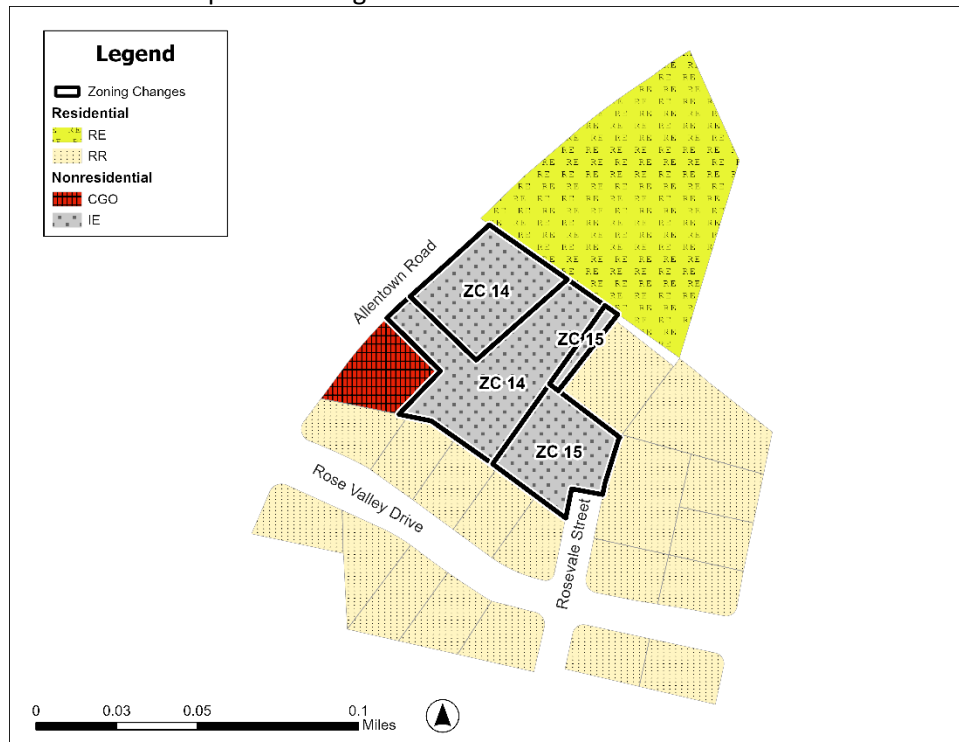


Allentown Road

Map 24. ZC 14 and ZC 15 Existing Zoning



Map 25. ZC 14 and ZC 15 Proposed Zoning



Zoning Change 14 (ZC 14): CGO to IE

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 14	CGO	IE	1.69 Acres	212SE03
Future Land Use		Industrial/Employment		
Does the rezoning create nonconformance?		No		
Justification: Rezoning these properties from CGO to IE will align existing land uses with the appropriate base zoning, ensuring consistency and long-term operational stability for current businesses. This rezoning also supports the realization of the Subregion 5 vision by aligning zoning with Future Land Use.				
Tax Accounts				
0401216, 0401208				

Zoning Change 15 (ZC 15): RR to IE

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 15	RR	IE	0.64 Acres	212SE03
Future Land Use		Industrial/Employment		
Does the rezoning create nonconformance?		No		
Justification: Rezoning these properties from the RR Zone to the IE Zone will align the existing land uses with the appropriate base zoning, ensuring consistency and long-term operational stability for current businesses. This rezoning supports the realization of the Subregion 5 vision by aligning zoning with Future Land Use.				
Tax Accounts				
0401331, 0401307				

Map 26. Location of Zoning Change 14 and 15

