

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session**

Bill No. CB-6-2020

Chapter No. 7

Proposed and Presented by Council Member Glaros

Introduced by Council Members Glaros, Turner, Harrison, Franklin, Davis,
Streeter, Hawkins

Date of Introduction May 18, 2020

ZONING BILL

1 AN ORDINANCE concerning

2 Expedited Transit-Oriented Development

3 For the purpose of providing a requirement for multistory development for approval of
4 Expedited Transit-Oriented Development projects in Prince George's County.

5 BY repealing and reenacting with amendments:

6 Section 27-290.01,

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

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2019 Edition).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-290.01 of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 3. ADMINISTRATION.**

19 **DIVISION 9. SITE PLANS.**

20 **SUBDIVISION 4. EXPEDITED TRANSIT-ORIENTED DEVELOPMENT PROJECTS.**

1 **Sec. 27-290.01. Requirements for Expedited Transit-Oriented Development Projects.**

2 (a) Expedited Transit-Oriented Development Projects shall be eligible for expedited
3 review as set forth in this Section, except that applications eligible under Section 27-
4 107.01(a)(242.2)(d) shall be subject to Section 27-290.02 and shall not be subject to Section 27-
5 290.01(a)(1) through (7) or (b), but may serve as development guidelines.

6 * * * * *

7 (b) As a condition of site plan approval, an Expedited Transit-Oriented Development Site
8 Plan shall:

9 (1) use the best urban design practices and standards, including:

10 (A) Encouraging a mix of moderate and high density development within
11 walking distance of a transit station to increase transit ridership, with generally the most intense
12 density and highest building heights in closest proximity to the transit station and gradual
13 transition to the adjacent areas;

14 (B) Reducing auto dependency and roadway congestion by:

15 (i) locating multiple destinations and trip purposes within walking distance
16 of one another;

17 (ii) creating a high quality, active streetscape to encourage walking and
18 transit use;

19 (iii) minimizing on-site and surface parking; and

20 (iv) providing facilities to encourage alternative transportation options to
21 single-occupancy vehicles, like walking, bicycling, or public transportation use;

22 (C) Minimizing building setbacks from the street;

23 (D) Utilizing pedestrian scale blocks and street grids;

24 (E) Creating pedestrian-friendly public spaces; [and]

25 (F) Considering the design standards of Section 27A-209 [.] ; and

26 (G) Be a development with at least one building that includes two or more stories
27 with habitable or leasable space above grade.

28 * * * * *

29 (6) Nothing in this Section shall be interpreted to preclude projects that include the
30 uses described in subsection (b)(3), above, from proceeding without the use of expedited review
31 prescribed in this Section.

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

Adopted this 23rd day of June, 2020.

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: _____
Todd M. Turner
Council 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.