

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

Bill No. CB-14-2021

Chapter No. 14

Proposed and Presented by Council Member Ivey

Introduced by Council Members Ivey, Streeter, Hawkins, Harrison and Franklin

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

Date of Introduction April 13, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-S-C Zones

3 For the purpose of permitting by right, Townhouse in the C-S-C (Commercial Shopping Center)  
4 Zone of Prince George’s County, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-461(b),

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; 2020 Supplement).

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 27-461(b) 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16 be and the same is hereby repealed and reenacted with the following amendments: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 6. COMMERCIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

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**Sec. 27-461. Uses permitted.**

**(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
<b>(6) RESIDENTIAL/LODGING:</b>						
* * * * *	*	*	*	*	*	*
Townhouse	P <sup>59,65 75</sup>	X	P <sup>68, 75, 83, 85</sup>	X	P <sup>70</sup>	
* * * * *	*	*	*	*	*	*

**85** Permitted use, provided that:

- A. The property is a minimum of six (6) gross acres in size and a maximum of eight (8) gross acres in size;
- B. The property has frontage along the Capital Beltway (I-495);
- C. The property is located adjacent to property in a residential zone;
- D. A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- E. The Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning lot size, net lot area, lot coverage, frontage, setbacks, density, building height and other requirements of the C-S-C Zone shall not apply. Development shall be in accordance with the applicable dimensional requirements for townhouses in the M-X-T Zone as provided in Section 27-548(h). The remaining regulations shall be established pursuant to the review and approval of the Detailed Site Plan. In no event shall the number of townhouse units exceed twenty (20) dwelling units per acre. The minimum building width shall be twenty (20) feet; and
- F. The development shall design and construct five (5) percent of the dwelling units, or at least three (3) units, whichever is lower, to be accessible for people with mobility disabilities.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2 date of its adoption.

Adopted this 18th day of May, 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.