

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2015 Legislative Session**

Bill No. \_\_\_\_\_ CB-14-2015 \_\_\_\_\_

Chapter No. \_\_\_\_\_

Proposed and Presented by \_\_\_\_\_ Council Members Taveras and Glaros \_\_\_\_\_

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Development District Overlay Zone

3 For the purpose of establishing a procedure in the Zoning Ordinance to limit, by law, the uses  
4 permitted pursuant to Development District Standards in a Development District Overlay  
5 (D-D-O) Zone under certain specific circumstances, in order to safeguard the public safety,  
6 health, and general welfare of the citizens and residents within a D-D-O Zone in Prince George's  
7 County.

8 BY repealing and reenacting with amendments:

9 Section 27-548.22,

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2011 Edition; 2014 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
17 District in Prince George's County, Maryland, that Section 27-548.22 of the Zoning Ordinance of  
18 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
19 be and the same is hereby repealed and reenacted with the following amendments:

20

**SUBTITLE 27. ZONING.**

**PART 10A. OVERLAY ZONES.**

**DIVISION 3. D-D-O (DEVELOPMENT DISTRICT OVERLAY) ZONE.**

**Sec. 27-548.22. Uses.**

(a) [The] Except as provided in subsection (b) of this Section, the uses allowed on property in a Development District Overlay Zone shall be the same as those allowed in the underlying zone in which the property is classified, except as modified by Development District Standards approved by the District Council.

(b) Development District Standards may limit land uses or general use types allowed in the underlying zone where the uses are incompatible with, or detrimental to, the goals of the Development District and purposes of the D-D-O Zone. Development District Standards may allow uses prohibited in the underlying zone where the uses are compatible with the goals of the Development District and purposes of the D-D-O Zone. Notwithstanding any other provision of this Code, the District Council may, by law, amend the uses allowed on a property within the Development District Standards of an approved D-D-O Zone to eliminate an incompatible, detrimental, or erroneous use that is permitted in the D-D-O Zone but prohibited in the underlying zoning classification for the property, upon finding that such amendment is necessary to safeguard the public safety, health, and welfare of the citizens and residents within an approved D-D-O Zone. If all or a portion of the underlying zone within the D-D-O Zone lies within the corporate boundaries of a municipality, any amendment enacted by the District Council pursuant to this Section shall require concurrence of the affected municipality.

(c) A table of uses shall be incorporated within each Development District Overlay Zone clearly showing all uses in the underlying zone that will be permitted, prohibited, or otherwise restricted pursuant to Section 27-548.25 of this Division.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2015.

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: \_\_\_\_\_  
Mel Franklin  
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.