

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2004 Legislative Session

Bill No. _____ CB-88-2004
 Chapter No. _____
 Proposed and Presented by _____ Council Member Knotts
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Waterfront Entertainment/Retail Complex

3 For the purpose of amending the definition of a Waterfront Entertainment/Retail Complex to
 4 permit residential uses and providing for instances when a Conceptual Site Plan for this use must
 5 be revised.

6 BY repealing and reenacting with amendments:

7 Sections 27-107.01, 27-445.08, 27-532.03 and 27-548.01.02,

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 (1999 Edition, 2002 Supplement).

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 27-107.01, 27-445.08, 27-532.03
 16 and 27-548.01.02 of the Zoning Ordinance of Prince George's County, Maryland, being also
 17 Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and
 18 reenacted with the following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 2. GENERAL.**

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(256.3) Waterfront Entertainment/Retail Complex: A contiguous land assemblage, no less than twenty-five (25) acres, fronting on the Potomac River, and developed with an array of commercial, lodging, residential, recreational, entertainment, social, cultural or similar uses which are interrelated by one or more themes.

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SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Section 27-445.08. Waterfront Entertainment/Retail Complex

* * * * *

(d) An applicant seeking approval of a Waterfront Entertainment/Retail Complex shall submit an application and site plan containing the following information, which information shall also serve as the site design guidelines for such projects:

(1) A general description of the project and the proposed activities;

(2) The proposed traffic circulation system;

(3) The general location and size of all activities;

(4) A text indication the theme, design and architectural concepts that will be implemented throughout the property applicable to the use.

(5) Information contained in Section 27-282(e), provided that the locations of all improvements may be moved, altered and revised within an established development envelope. No building permit may be issued without certification of a site plan by the Planning Director. The addition or substitution of residential dwellings, other than single-family detached dwellings, in areas approved for a hospitality component and the addition of abutting property not in excess of five percent shall not require a revision to an approved Conceptual Site Plan.

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PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Section 27-532.03. Waterfront Entertainment/Retail Complex.

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(d) An applicant seeking approval of a Waterfront Entertainment/Retail Complex shall submit an application and site plan containing the following information, which information shall also serve as the site design guidelines for such projects:

- (1) A general description of the project and the proposed activities;
- (2) The proposed traffic circulation system;
- (3) The general location and size of all activities;
- (4) A text indicating the theme, design and architectural concepts that will be

implemented throughout the property applicable to the use.

(5) Information contained in Section 27-282(e), provided that the locations of all improvements may be moved, altered and revised within an established development envelope. No building permit may be issued without certification of a site plan by the Planning Director. The addition or substitution of residential dwellings, other than single-family detached dwellings, in areas approved for a hospitality component and the addition of abutting property not in excess of five percent shall not require a revision to an approved Conceptual Site Plan.

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PART 10. MIXED USE ZONES.**DIVISION 6. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.****Section 27-548.01.02. Waterfront Entertainment/Retail Complex.**

* * * * *

(d) An applicant seeking approval of a Waterfront Entertainment/Retail Complex shall submit an application and site plan containing the following information, which information shall also serve as the site design guidelines for such projects:

- (1) A general description of the project and the proposed activities;
- (2) The proposed traffic circulation system;
- (3) The general location and size of all activities;
- (4) A text indicating the theme, design and architectural concepts that will be

implemented throughout the property applicable to the use.

(5) Information contained in Section 27-282(e), provided that the locations of all improvements may be moved, altered and revised within an established development envelope.

No building permit may be issued without certification of a site plan by the Planning Director.
The addition or substitution of residential dwellings, other than single-family detached dwellings, in areas approved for a hospitality component and the addition of abutting property not in excess of five percent shall not require a revision to an approved Conceptual Site Plan.

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

Adopted this ____ day of _____, 2004.

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: _____
Tony Knotts
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.