

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

Bill No. _____ CB-13-2004

Chapter No. _____

Proposed and Presented by _____ Council Member Harrington

Introduced by _____ Council Members Harrington, Peters and Dean

Co-Sponsors _____

Date of Introduction _____ April 20, 2004

ZONING BILL

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of permitting multifamily dwellings in the C-O Zone under certain
 4 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 (1999 Edition, 2002 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 16 be and the same is hereby repealed and reenacted with the following amendments: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.**

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
* * * * *	*	*	*	*	*	*
(6) Residential/Lodging:						
* * * * *	*	*	*	*	*	*
Dwelling, Multifamily	P ^{46,48}	X	X	X	X	X
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations	P	P	P	P	P	X
Dwelling unit within a building containing commercial uses:						
(A) Not exceeding 3 units per building, to be located above the ground floor, except where otherwise allowed	P	P	P	P	P	X
(B) Not exceeding 3 units per building, with 1 unit at ground level for a resident manager, caretaker, or night watchman (and family)	X	X	X	P	P	X
(C) In a building containing 4 or more stories, provided the units are located above the third story	SE	X	SE	X	SE	X
* * * * *	*	*	*	*	*	*

⁴⁸ Multifamily condominium units are permitted provided:

(A) The use is located on one or more lots between 10 and 20 acres in size;

(B) The property is located at an intersection of two roads shown on the applicable Master Plan as a freeway and an arterial;

(C) The property is located within the Developing Tier;

(D) Development of the site is subject to the regulations of the R-18C Zone for this use;

(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan shall include architectural review in order to ensure high quality of design and construction materials; and

(F) The property was zoned C-O as of January 1, 2004.

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.