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

2025 Legislative Session

Bill No.	CB-041-2025
Chapter No.	21
Proposed and Pres	sented byCouncil Member Ivey
Introduced by	Council Members Ivey, Hawkins, Watson and Fisher
Co-Sponsors	
Date of Introduction	
	ZONING BILL
AN ORDINANCE of	concerning
	Green Building Standards – Universal Design
For the purpose of re	epealing Section 27-61603(b) Universal Design, The Zoning Ordinance of
Prince George's Cou	inty, Maryland, as universal design implementation is required, absent an
exemption or waiver	r, pursuant to Subtitle 4. Building, Division 6. Universal Design for Housing,
Prince George's Cou	anty Code; providing for a certain effective date; and generally regarding
zoning and universal	l design for housing.
BY repealing:	
	Section 27-61603(b) Universal Design,
	The Zoning Ordinance of Prince George's County, Maryland,
	being also
	SUBTITLE 27. ZONING.
	The Prince George's County Code
	(2023 Edition; 2024 Supplement).
SECTION 1. I	BE IT ENACTED by the County Council of Prince George's County,
Maryland, sitting as	the District Council for that part of the Maryland-Washington Regional
District in Prince Ge	eorge's County, Maryland, that Section 27-61603(b) Universal Design of the
Zoning Ordinance of	f Prince George's County, Maryland, being also Subtitle 27 of the Prince
George's County Co	de, be and the same is hereby repealed:

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			SUB'	TITLE 27.	ZONING.				
		PAR	T 27-6. D	EVELOPN	MENT STA	NDARDS	S.		
Sec. 2	27-61603. G	Green Build	ing Standa	ards					
((a) Minim	um Amoun	t of Points	Required					
)eve	lopment sub	oject to the s	tandards of	f this Section	on shall achi	eve the fo	ollowing mir	nimum	
umb	er of points	from the m	enu of opti	ons shown	in Table 27	-61603(b)	: Green Bui	lding Point	
yste	m.								
	(1) Mi	nimum Req	uirements	for Reside	ential Devel	opment			
	(A	(a) 10 to 25 u	nits: 3 poin	nts.					
	(B	3) 25 or more	e units: 4 p	oints.					
	(2) Mi	nimum Rec	quirements	s for Non-F	Residential	Developn	nent		
	(A	a) 25,000 to	75,000 sq	uare feet: 3	points.				
	(B	B) More than	n 75,000 sç	quare feet: 4	4 points.				
((b) Green	Building Po	oint Systen	n					
	Develo	pment subje	ect to the sta	andards of t	this Section	shall use	Table 27-61	603(b):	
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- o 30" X 48" clear space next to bathroom sink, tub/shower and toilet;
- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Reachable outlets and switches.]

[Provide the following universal design features in 50% of the residential units in the development:

- A no-step entry on an accessible route to the unit;
- First floor kitchen, bathroom and a bedroom;
- The following elements to allow maneuvering space:
 - o A 32" clear opening at doorways;

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- o A 36" clear passage;
- o 42" wide hallways; and
- o 30" X 48" clear space next to bathroom sink, tub/shower and toilet;
- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Reachable outlets and switches.]

[Provide the following universal design features in 66% of the residential units in the development:

- A no-step entry on an accessible route to the unit;
- First floor kitchen, bathroom and a bedroom;
- The following elements to allow maneuvering space:
 - o A 32" clear opening at doorways;
 - o A 36" clear passage;
 - o 42" wide hallways; and
 - o 30" X 48" clear space next to bathroom sink, tub/shower and toilet; 1.50
- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Grab bars in first floor bathroom(s) by commode and in shower(s);
- Handicap accessible shower in first floor bathroom(s);
- Raised toilet seats in first floor bathroom(s); and

• Reachable outlets and switches.]

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SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on January 1, 2026.

Adopted this 1st day of July, 2025.

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:

Edward P. Burroughs III

Chair

ATTEST:

Donna J. Brown Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

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[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.