

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

Bill No. CB-8-2021

Chapter No. 7

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner, Hawkins, Davis, Franklin, Streeter and Harrison

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

Date of Introduction March 30, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of amending the Commercial Table of Uses Permitted to permit Townhouse uses  
4 in the C-O (Commercial Office) Zone, 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).

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16 be and the same is hereby repealed and reenacted with the following amendments: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.**

**PART 6. COMMERCIAL ZONES.  
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
<b>(6) RESIDENTIAL/LODGING:</b>						
* * * * *	*	*	*	*	*	*
Townhouse	P <sup>59, 65, 75, 85</sup>	X	P <sup>68, 75, 83</sup>	X	P <sup>70</sup>	X
* * * * *	*	*	*	*	*	*

\* \* \* \* \*

**85** Notwithstanding any other provision of this Subtitle, Townhouse uses are permitted, provided:

(a) The uses is located on property that:

(1) Prior to its subdivision to create said Townhouse lots /parcels, had a land area of at least twenty (20) acres; and

(2) Has frontage on a roadway with a functional transportation classification of collector or higher on the applicable Master Plan of transportation;

(b) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle. Regulations concerning the net lot area, lot coverage, and green area, lot/width frontage, yards, building height, density, accessory buildings, minimum area for development, and any other requirements of the C-O Zone shall not apply. The maximum density shall not exceed twenty (20) dwelling units per acre, the minimum width for Townhouse shall be sixteen (16) feet, and the minimum lot depth for Townhouses shall be sixty (60) feet. Regulations pertaining to lot coverage, lot/width frontage, and building height shall be established by and shown on the approved Detailed Site Plan. Where not otherwise specified in this Section, all other regulations for the M-X-T Zone set forth in Section 27-548(h) shall apply to the development of Townhouse uses in the C-O Zone.

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

Adopted this 4th 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.