



Prince George's County Council

Agenda Item Summary

Meeting Date: 5/6/2025

Effective Date:

Reference No.: CB-043-2025

Chapter Number:

Draft No.: 1

Public Hearing Date:

Proposer(s): Dernoga

Sponsor(s): Dernoga

Item Title: AN ORDINANCE CONCERNING USE REGULATIONS - PRINCIPAL USES - PERMITTED USES IN CGO ZONE for the purpose of amending the uses permitted in the Commercial, General and Office (CGO) Zone; amending the Principal Use Table for nonresidential base zones; and providing for approval of certain residential developments in the CGO Zone by special exception or planned unit development.

Drafter: Eric Irving, Fiscal and Legislative Specialist

Resource Personnel: Michelle García, Chief of Staff, Council District 1

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
03/24/2025		transmitted	
	Clerk of the Council		
	Action Text:		
	This Council Bill was transmitted		
05/06/2025	County Council	presented and referred	PHED
	Action Text:		
	This Council Bill was presented by Council Member Dernoga and referred to the Planning, Housing and Economic Development Committee.		

AFFECTED CODE SECTIONS:

27-5102 27-5101

BACKGROUND INFORMATION/FISCAL IMPACT:

This bill amends the principal use table to require special exception approval for certain residential developments in the Commercial, General and Office (CGO) Zone. The Zoning Ordinance currently permits five residential use types by right in the CGO Zone - townhouses, two-family dwellings, multifamily dwellings, live-work dwellings, and artists' residential studios. This bill would require developments of each of these use types to seek special exception approval to locate in the CGO Zone. Multifamily, two-family, and townhouse dwellings that are part of a group of adjoining lots or parcels in the CGO Zone that comprise less than 20 acres would be permitted by the approval of a special exception. If these dwellings comprise 20 acres or greater in size, the development would be

permitted by approval of a Planned Development Zoning Map Amendment.

Document(s): B2025043, LDR-63-2025 Planning Board Recommendation, LDR-63-2025 Technical Staff Report, LDR-63-2025 email_Transmittal of draft legislative amendment to the local zoning laws of the County LDR-63-2025, LDR-63-2025 PGCPB Transmittal Pink Sheet