

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2024 Legislative Session

Amendment Introduced by _____ Council Members Dernoga _____

Bill No. _____ CB-015-2024 _____

Amendment No. _____ 1 _____

Amendment Introduced by Council on _____ June 18, 2024 _____

PROPOSED AMENDMENT

1 **1.** Revise Section 27-5102(c)(1), Household Living Uses, to permit the development of
2 multifamily, two-family, and townhouse dwellings on properties in the CGO Zone Outside the
3 Capital Beltway only as part of a Planned Development application. Multifamily, two-family,
4 and townhouse dwellings on properties in the CGO Zone Outside the Capital Beltway that are
5 part of a group of adjoining lots or parcels that comprise less than 15 acres may be permitted
6 with the approval of a special exception.

7
8 On Page 206, after Line 3, insert the following:

9 **(1) Household Living Uses**

10 * * * * * * * *

11 **(G) Residential Uses in the CGO Zone**

12 (i) Multifamily, two-family, and townhouse dwellings shall be permitted
13 in the CGO Zone Inside the Capital Beltway or within the Largo Town Center and shall not be
14 permitted Outside the Capital Beltway, except as provided subsubparagraphs (ii) and (iii) below.

15 (ii) Multifamily, two-family, and townhouse dwellings that are part of a
16 group of adjoining lots or parcels in the CGO Zone that comprise less than 25 acres Outside the
17 Capital Beltway or the Largo Town Center may be permitted by the approval of a special
18 exception.

19 (iii) Multifamily, two-family, and townhouse dwellings that are part of a
20 group of adjoining lots or parcels in the CGO Zone that comprise 25 acres or greater in size may

be permitted by approval of a Planned Development (PD) Zoning Map Amendment pursuant to Section 27-3602.

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2. Revise the Use Table in Section 27-5101(d) to reflect the revisions in 1., above.

On Page 158, revise the Use Table in Section 27-5101(d) as follows:

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																		
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones								Other Base Zones	Use-Specific Standards		
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H			RMH	
								Core	Edge	Core	Edge	Core	Edge	Core	Edge			
Residential Uses																		
Household Living Uses	Artists' residential studios	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(A) and refer to special exception standards
	Conversion of a single-family detached dwelling to add a maximum of two (2) additional dwelling units	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Dwelling, <u>live-work</u>	P	P	P	P	SE	P	P	P	P	P	X	P	X	P	X	27-5102(c)(1)(B) and refer to special exception standards	
	Dwelling, multifamily	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(G) and refer to special exception standards
	Dwelling, single-family detached	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Dwelling, three-family	P	X	X	X	X	P	P	P	[P] X	P	X	P	X	P	X		
	Dwelling, townhouse	P	X	P	X	X	P	P	P	[P] X	P	X	P	X	P	X	27-5102(c)(1)(G) and refer to special exception standards	
	Dwelling, two-family	P	X	X	X	X	[X] P	[X] P	[X] P	X	[X] P	X	[X] P	X	[X] P	X	27-5102(c)(1)(G) and refer to special exception standards	