

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND****SITTING AS THE DISTRICT COUNCIL****2004 Legislative Session**Bill No. CB-28-2004Chapter No. 56Proposed and Presented by Council Member BlandIntroduced by Council Members Bland and Harrington

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

Date of Introduction October 19, 2004**ZONING BILL**

1 AN ORDINANCE concerning

2 C-S-C Zone

3 For the purpose of permitting multifamily dwellings in the C-S-C 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 (2003 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16 be and the same is hereby repealed and reenacted with the following amendments:17 **SUBTITLE 27.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.**

**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>						
* * * * *	*	*	*	*	*	*
Apartment housing for the elderly or physically handicapped	X	X	SE	X	X	X
Artists' residential studios, in accordance with Section 27-464.05 (CB-12-2001)	SP	X	SP	X	SP	X
Country Inn	X	X	P	SE	P	X
Dwelling, Multifamily (CB-75-2003)	P <sup>46</sup>	X	[X]P <sup>48</sup>	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
* * * * *	*	*	*	*	*	*

<sup>48</sup> Multifamily condominium units are permitted provided:

- (A) The multifamily dwellings shall be located on a parcel(s) containing at least six acres;
- (B) The property is contiguous to an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);
- (C) The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable;
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- (E) Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;
- (F) Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings;
- (G) The Detailed Site Plan shall include architectural review in order to ensure high quality design and construction materials; and
- (H) Covenants setting forth that appropriate condominium fees are necessary to provide adequate maintenance of required landscaping to ensure the aesthetics of the property shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the local citizens' association.

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

Adopted this 23rd day of November, 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.