

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Bill No. _____ CB-90-2013

Chapter No. _____

Proposed and Presented by The Chair (by request – Planning Board)

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 M-X-T Zone

3 For the purpose of the purpose of amending the M-X-T Zone development regulations

4 BY repealing and reenacting with amendments:

5 Sections 27-544, 27-545, 27-547, 27-548

6 The Zoning Ordinance of Prince George's County, Maryland,

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2011 Edition; 2012 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 13 District in Prince George's County, Maryland, that Sections 27-544, 27-545, 27-547 and 27-548
 14 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the
 15 Prince George's County Code, be and the same are hereby repealed and reenacted with the
 16 following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 10. MIXED USE ZONES.**

19 **DIVISION 2. SPECIFIC MIXED USE ZONES.**

20 **Subdivision 1. M-X-T Zone (Mixed Use –Transportation Oriented)**

Sec. 27-544. Regulations.

(b) For property placed in the M-X-T Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:

(1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property shall provide guidance for the development regulations to be incorporated into the Conceptual Site Plan.

[(2) The limitations on the maximum percentages of townhouses contained in Section 27 547(b)(7), footnote 7 and the lot size and lot width requirements in Section 27-548(h) shall not apply. However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.]

(c) Notwithstanding the provisions of Section 27-270, a grading permit may be issued as long as it is in conformance with an approved Conceptual Site Plan.

[(d) Mixed-Use Planned Community regulations.]

[(1) A Mixed Use Planned Community shall conform to the purposes, regulations, and required findings and review process set forth in Division 2 of this Part, Subdivision 6, for the M-X-T Zone.

(2) It shall include retail, residential and office/employment uses. The use mixture shall consist of the following, based on the total gross floor area for residential, retail and office combined:

Total Gross Floor Area	Min.	Max.
Residential (at least two different types)	50%	70%
Retail	10%	20%
Office/Employment	20%	40%

(3) It may include hotel uses. Hotel use is not included in the residential, retail or office/employment categories for purposes of calculating gross floor area for percentages of use. There is no percentage restriction applied to the hotel uses.

(4) It shall provide at least one institutional or civic use, shall have an integrated network of streets, sidewalks, and open space, public or private, and shall give priority to public

1 space and appropriate placement of institutional and civic uses.

2 (5) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone
3 requirements, the M-X-T requirements shall be followed.

4 (6) The community shall be focused on a central public space that is surrounded by a
5 combination of commercial, civic, cultural or recreational facilities.

6 (A) The space shall be a minimum of twenty-five (25) acres, and may include a
7 lake.

8 (B) It shall be designed with adequate amenities to function as a fully shared
9 space for the entire community.

10 (7) The community shall contain additional, linked open space in the form of squares,
11 greens and parks that are accessible, visible, safe and comfortable.

12 (A) The open spaces should provide a variety of visual and physical experiences.

13 (B) Some of these open spaces should be bordered by buildings and be visible
14 from streets and buildings.

15 (8) The retail uses shall be designed to:

16 (A) Create a sense of place by: creating a design that is preferably a village or
17 main street theme; providing amenities such as plazas, parks, recreational opportunities,
18 entertainment and cultural activities, public services and dining; and providing attractive project
19 gateways and public spaces.

20 (B) Create outdoor amenities, such as brick pavers, tree grates, decorative
21 lighting, signs, banners, high quality street furniture and extensive landscaping, including mature
22 trees.

23 (C) Create attractive architecture by: using high quality building materials such
24 as stone, brick or split-face block, and providing architectural elements such as façade
25 articulation in fifty (50) foot to seventy-five (75) foot increments, second floor levels, dormer
26 windows, canopies, arcades, varied roofscapes and customized shopfronts to create a street-like
27 rhythm.

28 (D) Promote attractiveness by doing things such as surrounding "big box" stores
29 with "sleeves" of retail and service uses to minimize blank walls and dead spaces; designing
30 attractive, quality façades of all commercial buildings on all four sides where the façade is
31 visible from public space; and completely screening loading, service, trash, HVAC and other

1 unsightly functions.

2 (E) Creating a retail area where: pedestrians may travel with ease, with
3 attractive walkways and continuous street front experiences to maximize the quality of the
4 pedestrian environment; all uses are connected by sidewalks; crosswalks run through and across
5 the parking lots and drive aisles to connect all buildings and uses; sidewalks are wide, appealing,
6 shaded and configured for safe and comfortable travel; pedestrian walkways are separated from
7 vehicular circulation by planting beds, raised planters, seating walls, on-street parallel parking
8 and/or structures; walking distances through parking lots are minimized and located to form
9 logical and safe pedestrian crossings, and walkways are made more pedestrian-friendly through
10 the use of arcades, canopies, street trees, benches and tables and chairs.

11 (F) Shield and enhance the surrounding view through techniques such as
12 screening views of parking lots along the main frontal streets with fifty (50) to one hundred (100)
13 foot wide green bermed and landscaped strips, or a low brick (or other quality material) wall, in
14 order to screen parking from the public frontage streets, and ensuring that attractive buildings
15 and limited signage are to be visible from the public frontage streets.

16 (G) Minimize expanse of parking lots through the use of shared parking,
17 structured parking or decks, landscape islands or the location of buildings and streets.

18 (H) Provide a hierarchy of pedestrian-scaled, direct and indirect, high quality,
19 energy efficient lighting that illuminates walkways, ensures safety, highlights buildings and
20 landmark elements, and provides sight lines to other retail uses.

21 (I) Create a signage package for high quality signs and sign standards and
22 requirements for all retail and office tenants and owners, which shall address size, location,
23 square footage, materials, logos, colors and lighting. For office and retail uses, a Conceptual Site
24 Plan for Signage shall be approved prior to release of any sign permits. All sign permits shall
25 conform to the approved Conceptual Site Plan for Signage.

26 (J) Enhance retail pad sites designs to be compatible with the main retail
27 component. If the retail pad sites are located along the public frontage streets, parking shall be
28 located to the rear and sides of the pad sites.

29 (K) Green areas should be provided between pad sites.

30 (L) Restaurants should have attractive outdoor seating areas with views of the
31 central public space/lake or other natural features.

(9) Residential uses shall meet the following design standards:

(A) Single family detached.

(i) There shall be a range of lot sizes, with a minimum square footage on any lot of two thousand, two hundred (2,200) square feet of finished living space.

(ii) At least twenty percent (20%) of the houses shall be a minimum of two thousand, six hundred (2,600) square feet of finished living space.

(iii) Garages may not dominate the streetscape, and all garages shall either be detached, located in the rear (accessible by alleys or front street), attached and set back a minimum of eight (8) feet from the front façade, or attached and side entry.

(iv) All streets, whether public or private, shall have sidewalks.

(B) Multifamily.

(i) Building materials shall be high quality, enduring and distinctive.

(ii) Use of siding should be limited.

(iii) A significant number of amenities such as are typically provided for luxury rental and condo projects shall be provided.

(e) Regional Urban Community Regulations.

(1) A Regional Urban Community shall conform to the definitions, regulations, and requirements set forth in Sections 27-107.01, 27-276, and 27-508 of the Zoning Ordinance.

(2) In addition to the definition, regulations, and other requirements set forth in Sections 27-107.01, 27-276, and 27-508 of this Code, the following regulations shall apply to a Regional Urban Community in the M-X-T Zone:

(A) The maximum percentage of attached dwelling units, which includes but is not limited to townhouses, two over twos and triplexes, shall be fifty percent (50%) of the total units in the project;

(B) For Regional Urban Community developments in the M-X-T Zone, the woodland conservation and afforestation thresholds shall be fifteen percent (15%) with no requirement for on-site mitigation. A fee-in-lieu of \$0.30 per square foot shall be required.

(C) Innovative stormwater management techniques may be used upon a finding that the techniques meet the purpose of the M-X-T Zone as set forth in Section 27-541(a)(2), including but not limited to the utilization of stream channel and floodplain enhancement and restoration. Stream restoration may be utilized to meet channel protection and water quality

1 volumes.

2 (D) No setback shall be required from the 100-year floodplain to the lot line.
3 There shall be a twenty-five (25) foot setback from the building to the 100-year floodplain for
4 residences as a building restriction line as set forth in Section 24-129.

5 (E) The maximum number of townhouse dwelling units per building group shall
6 be ten (10). No more than thirty percent (30%) of the building groups shall contain nine (9) to
7 ten (10) dwelling units. All other townhouse building groups shall contain no more than eight
8 (8) dwelling units.

9 (F) The number of parking spaces required in the core area of the Regional
10 Urban Community are to be calculated by the applicant and submitted for Planning Board
11 approval at the time of Detailed Site Plan approval. The applicant shall submit the methodology,
12 assumptions, and data used in performing the calculations with the Detailed Site Plan. The
13 number of parking spaces within the core area of the Regional Urban Community shall be
14 calculated based on the procedures described in Sections 27-574(b) and (c).

15 (G) End units on townhouse building groups shall be a minimum of twenty (20)
16 feet in width and the minimum building width of a contiguous attached townhouse building
17 group shall be sixteen (16) feet per unit. A variety of townhouse sizes shall be provided, with a
18 minimum gross living space of a townhouse unit shall be 1,500 square feet except that ten
19 percent (10%) of the townhouse units may be reduced to 1,200 square feet.

20 (H) The minimum front setback from any public or private right-of-way may be
21 reduced to seven (7) feet. In the core area, the public maintenance shall be one foot from back-
22 of-curb to one foot to back-of-curb.]

23 (d) Ground-floor retail or commercial uses shall be required for all new buildings, including
24 structured parking garages, except institutional uses. Upon a finding of exceptional
25 circumstances, the Planning Board or the District Council may waive the requirement of ground-
26 floor retail.

27 (e) Except as provided for in this Division, the dimensions for the location, coverage, and
28 height of all improvements shown on an approved Detailed Site Plan shall constitute the
29 regulations for these improvements for a specific development in the M-X-T Zone.

30 (f) Landscaping, screening, and buffering of development in the M-X-T Zone should be
31 provided pursuant to the provisions of the Landscape Manual. Additional buffering and

1 screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character
 2 of the M-X-T Zone from adjoining or interior incompatible land uses.

3 (g) Private structures may be located within the air space above, or in the ground below,
 4 public rights-of-way.

5 (h) Each lot shall have frontage on, and direct vehicular access to, a public street, except
 6 lots for which private streets or other access rights-of-way have been authorized pursuant to
 7 Subtitle 24 of this Code.

8 (i) Sidewalks are required on both sides of all public and private streets and parking
 9 facilities if approved by the appropriate agency.

10 (j) Townhouses developed pursuant to a Detailed Site Plan for which an application is
 11 filed after December 30, 1996, shall have at least sixty percent (60%) of the full front facades
 12 constructed of brick, stone, or stucco. At the time of Detailed Site Plan, the District Council may
 13 approve a request to substitute townhouses, proposed for development as condominiums, for
 14 multifamily dwellings that were required as a condition of approval in a Conceptual Site Plan
 15 approved prior to April 1, 2004. Such substitution shall not require a revision to any previous
 16 plan approvals. Further, such townhouses are subject to all other requirements of the Zoning
 17 Ordinance.

18 (k) As noted in Section 27-544(b), which references property placed in the M-X-T Zone
 19 through a Sectional Map Amendment approved after October 1, 2006, and for which a
 20 comprehensive land use planning study was conducted by Technical Staff prior to initiation,
 21 regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks,
 22 buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal
 23 circulation) should be based on the design guidelines or standards intended to implement the
 24 development concept recommended by the Master Plan, Sector Plan, or the Sectional Map
 25 Amendment Zoning Change and any referenced exhibit of record for the property. This
 26 regulation also applies to property readopted in the M-X-T Zone through a Sectional Map
 27 Amendment approved after October 1, 2006 and for which a comprehensive land use planning
 28 study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector
 29 Plan (see Section 27-226(f)(3) of the Zoning Ordinance).

30 **Sec. 27-545. [Optional method of development.] Bonus Incentives.**

31 (a) Purposes.

1 [(1) Under the optional method of development, greater densities shall be granted, in
2 increments of up to a maximum floor area ratio of eight (8.0), for each of the uses,
3 improvements, and amenities (listed in Subsection (b)) which are provided by the developer and
4 are available for public use. The presence of these facilities and amenities is intended:]

5 (1) In order to incentivize appropriate new development and redevelopment in areas
6 located near transit stations, bonus incentives will be available for development projects which
7 maximize height and building lot coverage recommendations of the applicable master plan and
8 which:

9 (A) [To make possible] Propose a livable environment capable of supporting the
10 greater density and intensity of development permitted;

11 (B) [To encourage] Encourage a high degree of urban design;

12 (C) [To increase] Increase pedestrian-oriented activities and amenities; and

13 (D) [To provide] Provide uses which encourage a lively, twenty-four (24) hour
14 cycle for the development.

15 (b) Bonus incentives.

16 **[(1) Open arcade.**

17 (A) Three (3) gross square feet shall be permitted to be added to the gross floor
18 area of the building for each one (1) square foot of open arcade provided. For the purpose of this
19 incentive, an open arcade is a continuous, covered area (excluding areas covered by such things
20 as canopies), located along the perimeter of a building and designed for pedestrian uses. The
21 arcade shall adjoin a street, plaza, or court and, except for the columns, piers, or arches which
22 support the building or roof, the arcade shall be open to the street, plaza, or court. An open
23 arcade shall have an unobstructed passageway at least ten (10) feet wide for its entire length. If
24 an open arcade adjoins a street, it shall (at both ends) connect with other open arcades or be a
25 part of a continuous sidewalk along the street.

26 **(2) Enclosed pedestrian space.**

27 (A) Four (4) gross square feet shall be permitted to be added to the gross floor
28 area of the building for each one (1) square foot of enclosed pedestrian space provided. For the
29 purpose of this incentive, an enclosed pedestrian space is a wholly enclosed area located within a
30 building and designed for pedestrian use. The space may be covered by a roof of a transparent
31 material which exposes the area to natural light. The enclosed pedestrian area shall be directly

accessible to the public, have a minimum ceiling height of twenty (20) feet, and have at least one thousand two hundred (1,200) square feet of gross floor area. The space shall be appropriately lighted, and at least three (3) of the following shall be provided: balconies with inter-floor connections; planting or landscaping; ornamental fountains; statuary; furniture; kiosks; works of art; overhead banners, pennants, mobiles, or other decorative elements; or other similar features.

(3) **Theater.**

(A) Four (4) gross square feet shall be permitted to be added to the gross floor area of the building for each one (1) square foot of theater or other performing arts facility containing a minimum of one hundred fifty (150) seats.

(4) **Residential use.**

(A) Additional gross floor area equal to a floor area ratio (FAR) of one (1.0) shall be permitted where twenty (20) or more dwelling units are provided.

(5) **Rooftop activities.**

(A) One (1) gross square foot shall be permitted to be added to the gross floor area of the building for each one (1) square foot of landscaped rooftop provided. The area shall be accessible to the public and shall contain observation and sitting areas.

(B) One (1) gross square foot shall be permitted to be added to the gross floor area of the building for each one (1) square foot of restaurant with outdoor seating, or for each one (1) square foot of outdoor recreational facilities, provided on the rooftop.

(6) **Outdoor plaza.**

(A) Eight (8) gross square feet shall be permitted to be added to the gross floor area of the building for every one (1) square foot of outdoor plaza provided. The plaza shall be open to the sky, except for street furniture, landscaping, or similar items, or any sun or rain shades (not including open arcades) which cover not more than twenty percent (20%) of the plaza area. The plaza shall reflect a high degree of urban design which encourages a variety of human activities, such as walking and sitting in a pleasant public space. The plaza, and any buildings on the south side of the plaza, shall be arranged and designed to admit sunlight to the plaza. The plaza shall contain extensive plantings, a range of seating options, other street furniture, and works of art or water features, such as statuary, fountains, and pools. The plaza shall be surfaced in textured concrete, masonry, ceramic paving units, wood, or other approved special surfacing material. Lighting shall be furnished which provides for both safety and visual

effect. The minimum size of a plaza shall be eighty (80) feet by one hundred (100) feet.]

(1) For any project in the M-X-T Zone in which at least 50% of the buildings proposed, excluding structured parking, match the maximum building heights recommended in the applicable master or sector plan, the following incentives may be available:

(A) TOD Expedited Process. Notwithstanding the location of the property in the M-X-T zone, the provisions of Section 27-272 and 27-290.01 may be utilized.

(B) Requests for Tax Increment Financing, TOD Tax Credit Program and Special Taxing Districts shall be reviewed and evaluated in an expedited manner not to exceed one-hundred (120) days.

(C) The School Fee/Public Facilities Fee may be waived or reduced by action of the County Executive and County Council.

SUBTITLE 27. ZONING.

PART 10. MIXED USE ZONES.

DIVISION 3. Uses Permitted. (Mixed Use Zones)

Sec. 27.547. Uses permitted.

(b) TABLE OF USES.

USE	ZONE	
	M-X-T	M-X-C
* * * * *	*	*
(3) Institutional/Educational:		
* * * * *	*	*
Eleemosynary or philanthropic institution [(excluding hospital)]	P	P
* * * * *	*	*
<u>Hospital</u>	<u>P</u>	<u>X</u>
* * * * *	*	*

[Footnote 7 Except as provided in Section 27-544(b), for development pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, the number of townhouses shall not exceed 20% of the total number of dwelling units in the total development. This townhouse restriction shall not apply to townhouses on land any portion of which lies within one-half (½) mile of an existing or planned mass transit rail station or an identified potential transit station on a planned fixed guideway transit line. site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000.]

SUBTITLE 27. ZONING.

PART 10. MIXED USE ZONES.

DIVISION 4. [Regulations.] Required Findings (Mixed Use Zones)

Sec. 27-548. [M-X-T Zone.] Planning Board Findings.

[(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development -- 0.40 FAR; and

(2) With the use of the optional method of development -- 8.00 FAR.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

(f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

(h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand eight hundred (1,800) square

1 feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of
 2 brick, stone, or stucco. In addition, there shall be no more than six (6) townhouses per building
 3 group, except where the applicant demonstrates to the satisfaction of the Planning Board or
 4 District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8)
 5 dwelling units) would create a more attractive living environment or would be more
 6 environmentally sensitive. In no event shall the number of building groups containing more than
 7 six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the
 8 total development, and the end units on such building groups shall be a minimum of twenty-four
 9 (24) feet in width. The minimum building width in any continuous, attached group shall be
 10 twenty (20) feet, and the minimum gross living space shall be one thousand two hundred and
 11 fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined
 12 as all interior building space except the garage and unfinished basement or attic area. The
 13 minimum lot size, maximum number of units per building group and percentages of such
 14 building groups, and building width requirements and restrictions shall not apply to townhouses
 15 on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail
 16 station site operated by the Washington Metropolitan Area Transit Authority and initially opened
 17 after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building
 18 group and no more than two (2) building groups containing ten (10) dwelling units. For
 19 purposes of this section, a building group shall be considered a separate building group (even
 20 though attached) when the angle formed by the front walls of two (2) adjoining rows of units is
 21 greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned
 22 Community, there shall be no more than eight (8) townhouses per building group, except when
 23 the applicant demonstrates to the satisfaction of the Planning Board or District Council, as
 24 applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units)
 25 would create a more attractive living environment or would be more environmentally sensitive.
 26 In no event shall the number of building groups containing more than eight (8) dwelling units
 27 exceed twenty percent (20%) of the total number of building groups in the total development,
 28 and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.
 29 The minimum building width in any continuous, attached group shall be twenty-two (22) feet,
 30 and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square
 31 feet. For the purposes of this Subsection, gross living space shall be defined as all interior

1 building space except the garage and unfinished basement or attic area. Garages may not
 2 dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set
 3 back a minimum of four (4) feet from the front façade and there shall not be more than a single
 4 garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages
 5 are preferred to be incorporated into the rear of the building or freestanding in the rear yard and
 6 accessed by an alley. Sidewalks are required on both sides of all public and private streets and
 7 parking lots. At the time of Detailed Site Plan, the District Council may approve a request to
 8 substitute townhouses, proposed for development as condominiums, for multifamily dwellings
 9 that were required as a condition of approval in a Conceptual Site Plan approved prior to April 1,
 10 2004. Such substitution shall not require a revision to any previous plan approvals. Further,
 11 such townhouses are subject to all other requirements of the Zoning Ordinance.

12 (i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet.
 13 This height restriction shall not apply within any Transit District Overlay Zone, designated
 14 General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.

15 (j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone
 16 through a Sectional Map Amendment approved after October 1, 2006, and for which a
 17 comprehensive land use planning study was conducted by Technical Staff prior to initiation,
 18 regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks,
 19 buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal
 20 circulation) should be based on the design guidelines or standards intended to implement the
 21 development concept recommended by the Master Plan, Sector Plan, or the Sectional Map
 22 Amendment Zoning Change and any referenced exhibit of record for the property. This
 23 regulation also applies to property readopted in the M-X-T Zone through a Sectional Map
 24 Amendment approved after October 1, 2006 and for which a comprehensive land use planning
 25 study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector
 26 Plan (see Section 27-226(f)(3) of the Zoning Ordinance).]

27 (a) The Planning Board may approve a Detailed Site Plan in the M-X-T Zone if it makes
 28 the following specific findings:

29 (1) The proposed density, mix of uses and building height(s) are consistent with the
 30 goals of transit oriented development as set for in the applicable master or sector plan or
 31 sectional map amendment; and

1 (2) The proposed project promotes effective utilization of transit facilities, and
2 improved pedestrian and vehicular circulation.

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

Adopted this ____ day of _____, 2013.

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: _____
Andrea C. Harrison
Chair

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.

* * * * * * * *