

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND****SITTING AS THE DISTRICT COUNCIL****2023 Legislative Session**Bill No. CB-018-2023Chapter No. 6Proposed and Presented by Council Members Dernoga, Blegay, Burroughs, Ivy, Olson, OriadhaIntroduced by Council Members Dernoga, Blegay, Burroughs, Ivey, Olson and Oriadha

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

Date of Introduction December 12, 2022**ZONING BILL**

1 AN ORDINANCE concerning

2 Zoning—Zones and Zone Regulations—Base Zones—Expedited Transit-Oriented Development

3 For the purpose of repealing CB-97-2022 and reinstating the development regulations applicable

4 to certain expedited transit-oriented development in Transit-Oriented/Activity Center Base Zones

5 within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws

6 of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of

7 Prince George's County, Maryland (CB-98-2021).

8 BY repealing:

9 Section 27-4204,

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2019 Edition; 2022 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,

16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional

17 District in Prince George's County, Maryland, that Section 27-4204 of the Zoning Ordinance of

18 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,

19 be and the same is hereby repealed:

**SUBTITLE 27. ZONING.**

**PART 27-4. ZONES AND ZONE REGULATIONS.**

**SECTION 27-4200. BASE ZONES.**

**Sec. 27-4204. Transit-Oriented/Activity Center Base Zones.**

\* \* \* \* \*

**(b) Standards Application to all Transit-Oriented/Activity Center Base Zones**

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[(2) Expedited Transit-Oriented Development Design Standards.]

[(A) Where there is an existing residential or commercial use that is to be re-developed as a mixed-use development project in accordance with the Expedited Transit-Oriented Development Review, Section 27-3619 and is within the LTO Zone, then the redevelopment of the subject property shall be subject to a Detailed Site Plan approval process in accordance with Section 27-3619 of this Subtitle.]

[(B) The regulations for development in the LTO Zones and Section 27-4204 shall not apply to a property within 2,500 feet of an existing metro rail station. Instead, development regulations concerning density, setbacks, parking, loading, curb-cuts, driveway aisles, building height, landscaping, neighborhood compatibility standards, Floor Area ratio (FAR), and other development standards shall be established with and shown on the approved Detailed Site Plan.]

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 17<sup>th</sup> day of January, 2023.

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: Thomas E Dernoga  
Thomas E. Dernoga  
Chair

ATTEST:

Donna J. Brown

Donna J. Brown  
Clerk of the Council