

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session**

Bill No. CB-039-2023

Chapter No. 26

Proposed and Presented by Council Members Oriadha, Blegay, Dernoga, and Ivey

Introduced by Council Members Oriadha, Blegay, Dernoga, and Ivey

Co-Sponsors _____

Date of Introduction April 18, 2023

ZONING BILL

1 AN ORDINANCE concerning
2 Development Regulations – Neighborhood Compatibility Standards – Central Avenue Corridor
3 Redevelopment

4 For the purpose of providing building height standards for development of property within the
5 Central Avenue Corridor in proximity to single-family zones.

6 BY repealing and reenacting with amendments:

7 Section 27-61203,
8 The Zoning Ordinance of Prince George's County, Maryland,
9 being also
10 SUBTITLE 27. ZONING.
11 The Prince George's County Code
12 (2019 Edition; 2022 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-61203 of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-6. DEVELOPMENT STANDARDS.

SECTION 27-61200. NEIGHBORHOOD COMPATIBILITY STANDARDS.

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27-61203. Neighborhood Compatibility Standards

Development subject to this Section shall comply with the following standards:

(a) Building Height and Setbacks

(1) Setbacks of buildings shall be consistent with other buildings on the block face to maintain a consistent plane or edge of buildings along public frontages. Instead of the required setback or build-to line of the zone, setbacks of buildings shall vary no more than 15 percent from the setbacks of adjacent buildings.

(2) Building height shall not exceed the maximum height established in Table 27-61203(a)(2): Maximum Height in Transitional Areas.

Table 27-61203(a)(2): Maximum Height in Transitional Areas			
Distance from Single-Family Dwelling, Two-Family Dwelling, or Vacant Land in a Single-Family Zone (1)	Maximum Height		
	Parcels Fronting US 1 Between the Northern Corporate Boundaries of the City of College Park and the County's Boundary with the District of Columbia, and Parcels Fronting 34th St between [Sheperd] Shepherd St and Otis St	All Other Areas	Parcels fronting Central Avenue /East Capitol Street (MD 214) or Old Central Avenue/Central Avenue (MD 332) Between the County's Boundary with the District of Columbia and Landover Road/Largo Road (MD 202)
50 feet or less	Lesser of: 3 stories or 35 feet	Lesser of: 3 stories or 35 feet	Lesser of: 7 stories or 80 feet
Greater than 50 feet but less than 150 feet	Lesser of: 6 stories or 65 feet		
150 to 200 feet	No requirement	Lesser of: 4 stories or 45 feet	

NOTES:
The distance from an existing single-family dwelling, two-family dwelling, townhouse, or vacant land in a single-family zone is to be measured from the closest portion of the dwelling (in the case of single-family and two-family dwellings and townhouses) or from the minimum front yard setback line (in the case of vacant land).

(3) Buildings over three stories in height shall be broken up into modules or wings with the smaller and shorter portions of the structure located adjacent to single-family dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone (see Figure 27-61203(a)(3): Building Height Modulation).

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

Adopted this 30th day of May , 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
Chair

ATTEST:

Donna J. Brown
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.