

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2004 Legislative Session**

Bill No. CB-69-2004  
Chapter No. 53  
Proposed and Presented by Council Member Hendershot  
Introduced by Council Member Hendershot  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 12, 2004

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of modifying acreage requirements for multifamily dwellings in the C-O Zone.

4 BY repealing and reenacting with amendments:

5 Section 27-461(b),  
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 (1999 Edition, 2002 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 Section 27-461(b) of the Zoning Ordinance of  
14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
15 be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**  
17 **PART 6. COMMERCIAL ZONES.**  
18 **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>(1) Commercial:</b>						
* * * * *	*	*	*	*	*	*
<b>(6) Residential/Lodging:</b>						
* * * * *	*	*	*	*	*	*
Dwelling, Multifamily	P <sup>46</sup>	X	X	X	X	X
* * * * *	*	*	*	*	*	*

<sup>46</sup> Multifamily condominium or rental units are permitted provided:

- (A) The use is located on one or more lots of less than [eight (8)]~~twelve(12)~~ acres in size;
- (B) The property is located within a Center or a Corridor designated by the General Plan;
- (C) The adjoining properties are developed with institutional, commercial office, and residential uses;
- (D) Development of the site is subject to the regulations of the R-18 Zone for this use; and
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan shall include architectural review in order to ensure compatibility with the existing neighborhood.

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

Adopted this 16th 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.