

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session**

Bill No. CB-102-2017

Chapter No. 71

Proposed and Presented by Council Member Lehman

Introduced by Council Members Lehman, Davis, Harrison and Toles

Co-Sponsors _____

Date of Introduction October 17, 2017

ZONING BILL

1 AN ORDINANCE concerning

2 Commercial-Miscellaneous (C-M) Zone

3 For the purpose of permitting townhouses and two-family attached dwellings in the Commercial
4 Miscellaneous (C-M) Zone under certain 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 (2015 Edition, 2016 Supplement).

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16 be and the same is hereby repealed and reenacted with the following amendments: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.

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
* * * * *	*	*	*	*	*	*
(6) Residential/Lodging:						
* * * * *	*	*	*	*	*	*
<u>Dwelling, two-family attached</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁶⁶</u>	<u>X</u>
* * * * *	*	*	*	*	*	*
Townhouse	P ^{59,65}	X	X	X	[X] P ⁶⁶	X
* * * * *	*	*	*	*	*	*

66 Provided:

- A. The residential units shall be located on a lot(s) or parcel(s) of more than ten (10) acres but less than twelve (12) acres in size;
- B. The property is adjacent to a CSX Railroad right-of-way;
- C. A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- D. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between groups of townhouses, density, accessory buildings and other requirements of the R-T Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan; and
- E. The Detailed Site Plan shall include architectural review including exterior finish materials, window fenestration or end walls, and exterior deck design.

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

Adopted this 14th day of November, 2017.

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: _____
Derrick Leon Davis
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.