

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2014 Legislative Session**

Bill No. CB-74-2014

Chapter No. 53

Proposed and Presented by Council Member Patterson

Introduced by Council Members Patterson, Harrison and Davis

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

Date of Introduction September 30, 2014

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-S-C Zone

3 For the purpose of permitting the conversion of an office building to multifamily dwelling in the  
4 C-S-C 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 (2011 Edition, 2013 Supplement).

12 BY adding:

13 Section 27-464.07,  
14 The Zoning Ordinance of Prince George's County, Maryland,  
15 being also

16 SUBTITLE 27. ZONING.

17 The Prince George's County Code  
18 (2011 Edition, 2013 Supplement).

19

1           SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
3 District in Prince George's County, Maryland, that Section 27-461(b) of the Zoning Ordinance of  
4 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
5 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**  
**PART 6. COMMERCIAL ZONES.**  
**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
<b>(6) Residential/Lodging:</b>						
Apartment housing for the elderly or physically handicapped	X	X	SE	X	X	X
Artists' residential studios, in accordance with Section 27-464.05	SP	X	SP	X	SP	X
<u>Conversion of an Office Building to Multifamily</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
Country Inn	X	X	P	SE	P	X
Dwelling, Multifamily	P <sup>46</sup>	X	P <sup>50</sup>	X	X	X
* * * * *	*	*	*	*	*	*

\* \* \* \* \*

- 50** Multifamily condominium units are permitted provided:
- (A) The multifamily dwellings shall be located on a parcel(s) containing at least six (6) acres;
  - (B) The property is contiguous to an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);
  - (C) The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable;
  - (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
  - (E) Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;
  - (F) Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings;
  - (G) The Detailed Site Plan shall include architectural review in order to ensure high quality design and construction materials; and
  - (H) Covenants setting forth that appropriate condominium fees are necessary to provide adequate maintenance of required landscaping to ensure the aesthetics of the property shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the local citizens' association.

\* \* \* \* \*

1 SECTION 2. BE IT ENACTED by the County Council of Prince George's County,  
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
3 District in Prince George's County, Maryland, that Section 27-464.07 of the Zoning Ordinance of  
4 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
5 be and the same is hereby added:

6 SUBTITLE 27. ZONING.

7 PART 6. COMMERCIAL ZONES.

8 DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

9 Sec. 27-464.07. Conversion of Office Building to Multifamily.

10 Conversion of an office building to multifamily residential dwellings is permitted in the C-S-C  
11 Zone, provided that:

12 (a) The multifamily dwellings are located on property:

13 (1) with a minimum land area of five (5) acres;

14 (2) adjacent to a roadway with a transportation functional classification as a  
15 freeway;

16 (3) within a Local Center designated in an applicable General Plan;

17 (4) within a designated Revitalization Tax Credit Area; and

18 (5) within a priority Funding Area.

19 (b) The multifamily units are located in a building previously used for commercial  
20 office uses and is proposed for enlargement to accommodate redesign as residential units.

21 (c) The bedroom percentages for multifamily dwellings as set forth in Section 27-419  
22 shall not be applicable.

23 (d) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of  
24 this Subtitle.

25 (e) Regulations concerning the height of structure, lot size and coverage, frontage,  
26 setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such  
27 requirements shall be established and shown on the Detailed Site Plan.

28 (f) The Detailed Site Plan shall include architectural review in order to ensure high  
29 quality design and construction materials.  
30

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

Adopted this 28<sup>th</sup> the day of October, 2014.

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: \_\_\_\_\_  
Mel Franklin  
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.