

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session**

Bill No. CB-053-2021

Chapter No. 36

Proposed and Presented by Council Member Glaros

Introduced by Council Members Glaros, Hawkins, Davis

Co-Sponsors _____

Date of Introduction September 21, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 Off-Street Parking and Loading - Requirements - M-X-T Zone

3 For the purpose of providing a maximum parking regulation for development of property in the
4 M-X-T (Mixed Use - Transportation-Oriented) Zone of Prince George's County.

5 BY repealing and reenacting with amendments:

6 Section 27-574,

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 (2019 Edition; 2020 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 27-574 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16 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 11. OFF-STREET PARKING AND LOADING.

DIVISION 2. PARKING FACILITIES.

SUBDIVISION 3. MINIMUM REQUIREMENTS.

20

1 **Sec. 27-574. Number of spaces required in the M-X-T Zone and in a Metro Planned**
 2 **Community.**

3 (a) The number of parking spaces required in the M-X-T Zone and in a Metro Planned
 4 Community are to be calculated by the applicant and submitted for Planning Board approval at
 5 the time of Detailed Site Plan approval. Prior to approval, the applicant shall submit the
 6 methodology, assumptions, and data used in performing the calculations.

7 (b) The number of off-street parking spaces required for development in the M-X-T Zone
 8 and in a Metro Planned Community shall be calculated using the following procedures:

9 (1) Determine the number of parking spaces required for each use proposed, based on
 10 the requirements of Section 27-568. These parking spaces are to be considered as the greatest
 11 number of spaces which are occupied in any one (1) hour and are to known as the peak parking
 12 demand for each use. At less than this peak, the number of spaces being occupied is assumed to
 13 be directly proportionate to the number occupied during the peak (i.e., at eighty percent (80%) of
 14 the peak demand, eighty percent (80%) of the peak parking demand spaces are being occupied).

15 (2) For each hour of the day the number of parking spaces to be occupied by each use
 16 shall be calculated. These numbers are known as the hourly fluctuation pattern. For each use, at
 17 least one (1) hour shall represent the peak parking demand, and the remaining hours will
 18 represent a percentage of the peak. There may be more than one (1) hour at the peak level.

19 (3) The total number of parking spaces required for all uses proposed in the M-X-T
 20 Zone and in a Metro Planned Community shall be the greatest number of spaces in any one (1)
 21 hour for the combined total of all uses proposed, based on the calculations in paragraphs (1) and
 22 (2), above. This total is known as the base requirement. The maximum parking allowable for
 23 non-residential uses is 115% of the base requirement for M-X-T properties. Parking spaces
 24 within a parking structure shall not be counted in the calculation of the maximum number of
 25 parking spaces.

26 (4) The base requirement may be reduced in the following manner:

27 (A) Conservatively determine the number of trips which are multipurpose. A
 28 multipurpose trip is one where a person parks his car and uses a number of facilities (i.e.; an
 29 office, eating or drinking establishment, and store) without moving the car. The number of
 30 spaces required for a multi-purpose trip shall be the greatest number of parking spaces required
 31 by Section 27-568 for any one (1) use within the multipurpose trip. The base requirement may be

1 reduced by the number of parking spaces for the other uses involved in the multipurpose trip.

2 (B) Determine the number of parking spaces which will not be needed because of
3 the provision of some form of mass transit, such as rapid rail, bus, forced carpool, van pool, and
4 developer provided services. The base requirement may be reduced by this number.

5 (5) In addition to the foregoing calculations, the Planning Board shall take the
6 following into consideration:

7 (A) The number of off-street parking spaces which are to be held as exclusively
8 reserved spaces for any period of time during the day. These parking spaces may not be made
9 available for other uses during the time they are reserved; and

10 (B) The location of parking spaces relative to the uses they serve. If the shared
11 parking spaces are so remote that the walking distance is unacceptable for some uses, the
12 effectiveness of shared parking will be reduced. The Planning Board may require a number of
13 parking spaces (in addition to the base requirement) to be reserved for any specific use that is in
14 need of spaces in the immediate vicinity of that use.

15 (c) Notwithstanding the provisions of Section 27-573(a), required off-street parking spaces
16 may be provided on a lot other than the lot on which the mixed use development is located,
17 provided:

18 (1) The other lot is used in accordance with the requirements of the zone in which it is
19 located; and

20 (2) The Planning Board determines that the other lot is convenient to the mixed use
21 development, taking into account the location of the lot, the uses to be served, the safety of
22 persons using it and any other considerations.

23 * * * * *

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

Adopted this 2nd day of November, 2021.

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: _____
Calvin S. Hawkins, II
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.

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