

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2007 Legislative Session**

Bill No. \_\_\_\_\_ CB-11-2007 \_\_\_\_\_

Chapter No. \_\_\_\_\_

Proposed and Presented by \_\_\_\_\_ Council Member Bland \_\_\_\_\_

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-P-C Zone

3 For the purpose of amending the Zoning Ordinance to permit applications for reclassification of  
4 property from Open Space (O-S) to the Recreational Planned Community (R-P-C) Zone, under  
5 certain circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-158 (b),

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 (2003 Edition, 2006 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 27-158 (b) of the Zoning Ordinance  
16 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County  
17 Code, be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 3. ADMINISTRATION.**

20 **DIVISION 2. ZONING MAP AMENDMENTS.**

**Subdivision 2. R-P-C Zone.**

**Sec. 27-158. In general.**

(b) Land originally classified in the R-P-C Zone after January 1, 1969, is subject to the following amendment guidelines:

(1) After January 1, 1983, no existing R-P-C Zone shall be enlarged, and no application may be filed requesting reclassification to the R-P-C Zone from some other zone, except for the O-S Zone, where the District Council finds an O-S property to be of substantial social, economic, cultural, or historic significance in Prince George's County; however, Official Plans (Section 27-178) may be amended. [Under certain circumstances, the] The amendment shall be considered as a reclassification and be subject to the Zoning Map Amendment procedures contained in this Subdivision.

(2) Other types of amendments involve a simpler procedure. These differences are as follows:

(A) Requests for amendment of an Official Plan (or portion of it), except those amendments addressed in later paragraphs of this Section, shall follow the same procedure as when applying for a Zoning Map Amendment (Sections 27-159 through 27-177, below).

(B) Amendments of an Official Plan (or portion of it) shall either follow the procedures for a Map Amendment (Sections 27-159 through 27-177, below) or be accomplished through Council action on a Sectional Map Amendment, except as hereinafter provided.

(C) Amendments of an Official Plan (or portion of it) may be approved by the Planning Board when the amendment does not involve a change in any zoning subcategory shown on the adopted Official Plan, and the property was originally reclassified to the R-P-C Zone between January 1, 1969, and October 17, 1989. In this case the applicant shall submit a new Official Plan to the Planning Board for review, and shall pay a fee to the Planning Board to offset the cost of the review. The fee shall be the same as would be applied to a Conceptual Site Plan (Section 27-273(c)). The proposed amended Official Plan shall not increase the density approved by the Official Plan and must be found compatible with the surrounding property including existing land in the R-P-C Zone.

\* \* \* \* \*

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2007.

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: \_\_\_\_\_  
Camille A. Exum  
Chair

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.