

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**SITTING AS THE DISTRICT COUNCIL****2025 Legislative Session**Bill No. CB-043-2025

Chapter No. _____

Proposed and Presented by Council Member Dernoga

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Use Regulations – Principal Uses – Permitted Uses in CGO Zone

3 For the purpose of amending the uses permitted in the Commercial, General and Office (CGO)
 4 Zone; amending the Principal Use Table for nonresidential base zones; and providing for
 5 approval of certain residential developments in the CGO Zone by special exception or planned
 6 unit development.

7 BY repealing and reenacting with amendments:

8 Sections 27-5101 and 27-5102,

9 The Zoning Ordinance of Prince George's County, Maryland,

10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code

13 (2023 Edition; 2024 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 16 District in Prince George's County, Maryland, that Sections 27-5101 and 27-5102 of the Zoning
 17 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
 18 County Code, be and the same are hereby repealed and reenacted with the following
 19 amendments:

SUBTITLE 27. ZONING.

PART 27-5. USE REGULATIONS.

SECTION 27-5100. PRINCIPAL USES.

Sec. 27-5101. Principal Use Tables.

(d) Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																	
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																	
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones								Other Base Zones	Use-Specific Standards	
							NAC	TAC		LTO		RTO-L		RTO-H			
		CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core		Edge
*		*		*			*		*		*		*		*		*
Residential Uses																	
Household Living Uses	Artists' residential studios	P	P	[P] <u>SE</u>	P	SE	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(A) and refer to special exception standards
		*		*		*		*		*		*		*		*	*
	Dwelling, live-work	P	P	[P] <u>SE</u>	P	SE	P	P	P	P	P	X	P	X	P	X	27-5102(c)(1)(B) and refer to special exception standards
	Dwelling, multifamily	P	P	[P] <u>SE</u>	P	SE	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(D), 27-5102(c)(1)(E), <u>27-5102(c)(1)(G)</u> , and refer to special exception standards

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																		
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH	
	*																	
	Dwelling, townhouse	P	X	[P] SE	X	X	P	P	P	X	P	X	P	X	P	X	<u>27-5102(c)(1)(G) and refer to special exception standards</u>	
		Dwelling, two-family	P	X	[P] SE	X	X	P	P	P	X	P	X	P	X	P	X	<u>27-5102(c)(1)(G) and refer to special exception standards</u>

Sec. 27-5102. Requirements for Permitted Principal Uses

(c) Residential Uses

(1) Household Living Uses

(G) Residential Uses in the CGO Zone

(i) Multifamily, two-family, and townhouse dwellings that are part of a group of adjoining lots or parcels in the CGO Zone that comprise less than 20 acres may be permitted by the approval of a special exception.

(ii) Multifamily, two-family, and townhouse dwellings that are part of a group of adjoining lots or parcels in the CGO Zone that comprise 20 acres or greater in size may be permitted by approval of a Planned Development (PD) Zoning Map Amendment pursuant to Section 27-3602.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five

1 (45) calendar days after its adoption.

Adopted this _____ day of _____, 2025.

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: _____
Jolene Ivey
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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