

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session**

Bill No. CB-78-2016

Chapter No. _____

Proposed and Presented by Council Member Davis

Introduced by Council Members Davis and Harrison

Co-Sponsors _____

Date of Introduction October 18, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of permitting certain residential development within the C-O (Commercial –
4 Office) Zone, under certain specified 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).

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, be
16 and the same is hereby repealed and reenacted with the following amendments: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
(1) COMMERCIAL:						
* * * * *	*	*	*	*	*	*
(6) Residential/Lodging:						
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
* * * * *	*	*	*	*	*	*
Dwelling, Multifamily	P ^{46, 64}	X	P ⁵⁰	X	X	X
* * * * *	*	*	*	*	*	*
Townhouse	P ^{59, 64}	X	X	X	X	X
Two Family Dwelling Units	P ⁶⁴	X	X	X	X	X
* * * * *	*	*	*	*	*	*

* * * * *

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Provided:

- (A) The residential component of Townhouses, Two Family Dwelling Units and Multi-family dwelling units shall be located on a lot(s) or parcel(s) of less than forty (40) acres in size;
- (B) The property is located at the intersection between: a roadway with a functional transportation classification of arterial; an expressway; and the Capital Beltway (I-495).
- (C) A boundary of the property is located within three-quarters (3/4) of a mile from a metro station, but does not include property within the boundaries of a sector plan approved prior to October 1, 2016.
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
- (E) Regulations concerning lot sizes, net lot area, lot coverage and green area, lot width, yards, building height, distance between townhouse groups, density, accessory buildings, and other regulations applicable to development in the C-O and R-T Zones, or requirements of other zones relating to Townhouse Two-Family Dwelling Units, and Multifamily Dwelling Units shall be as modified by the Detailed Site Plan. All such requirements shall be as established and shown on the Detailed Site Plan, however, those standards shall include a minimum lot size of 1,200 square feet.
- (F) The Detailed Site Plan shall include an architectural review in order to ensure the compatibility of the development with the existing neighborhood. Bike and Pedestrian connections to mass transit stations, roadways, parks, and other public facilities, as established by Section 24-124.01 of this Code, shall be evaluated as part of the detailed site plan review and approval.
- (G) The site plan shall include a community facility of two (2) floors with separate access for each floor. The Detailed Site Plan may include any additional standards or requirements for inclusion at the time by the Prince George's County Planning Board or District Council.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this ____ day of _____ , 2016.

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.