

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

Bill No. CB-49-2021

Chapter No. 32

Proposed and Presented by Council Member Glaros

Introduced by Council Members Glaros, Hawkins, Harrison, Franklin, Turner, Davis, Taveras.

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

Date of Introduction September 8, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of permitting development of multifamily residential uses by right in the C-O  
4 (Commercial-Office) Zone of Prince George's County, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-461,

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 27-461 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16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

**PART 6. COMMERCIAL ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.**

**(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
<b>(6) RESIDENTIAL/LODGING:</b>						
* * * * *	*	*	*	*	*	*
Dwelling, Multifamily	P <sup>46, 65, 85</sup>	X	P <sup>50, 66, 75, 82</sup>	X	X	X
* * * * *	*	*	*	*	*	*

\* \* \* \* \*

**85** Permitted use, provided that:

- (A) The use is located on one or more lots totaling less than four (4) acres in size;
- (B) The property is located within a Transit District Overlay Zone and within an area designated as a Regional Transit District by Plan Prince George’s 2035 General Plan;
- (C) The property abuts an operating rail line; and
- (D) Total development does not exceed one hundred (100) units per gross acre.

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

Adopted this 19th day of October, 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