

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

**2023 Legislative Session**

Bill No. CB-013-2023

Chapter No. 2

Proposed and Presented by Council Members Dernoga, Belgay, Burroughs, Ivy, Olson, Oriadha

Introduced by Council Members Dernoga, Blegay, Burroughs, Ivey, Olson and Oriadha

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

Date of Introduction December 12, 2022

**ZONING BILL**

1 AN ORDINANCE concerning

2 M-X-T Zone Transition

3 For the purpose of repealing CB-69-2022 which authorized properties that were in the M-X-T  
4 (Mixed Use – Transportation Oriented) Zone prior to the effective date of the new zoning  
5 ordinance to elect to conform to the requirement of the CGO (Commercial, General Office)  
6 Zone.

7 BY repealing:

8 Section 27-1705,

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 (2019 Edition; 2022 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 Section 27-1705 of the Zoning Ordinance of  
17 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
18 be and the same is hereby repealed:

19 **SUBTITLE 27. ZONING.**

20 **PART 27-1. GENERAL PROVISIONS.**

**[Sec. 27-1705. M-X-T Zone Transition.]**

[(a) At the time of site plan or Preliminary Plan of Subdivision, through a new plan or an amendment to an existing plan, a property that was zoned in the Mixed Use-Transportation Oriented (M-X-T) Zone on March 31, 2022 may elect to conform to the uses, regulations, and other requirements of the Commercial, General and Office (C-G-O) Zone for the property that is subject to that site plan or Preliminary Plan of Subdivision. Once this election is made, the property shall conform to the uses, regulations, and other requirements of the C-G-O Zone for development on that property rather than its current zone.]

[(b) For a property that was zoned in the M-X-T Zone on March 31, 2022 and is subject to an approved site plan or Preliminary Plan of Subdivision, such a property is entitled to:]

[(1)the uses available to properties in the C-G-O Zone and]

[(2)conform to the regulations and other requirements applicable to the property on March 31, 2022.]

[(c) This section does not preclude an applicant from applying for a zoning map amendment or requesting a zoning change by sectional map amendment for a property in accordance with the requirements of this Subtitle. Such a change in zoning would render Subsections (a) and (b), above, no longer applicable to such a property.]

[(d) The provisions of Section 27-1705(a) through (c) shall not apply to properties in the following zones:

- (1) Residential Planned Development (RPD)
- (2) Mixed-Use Planned Development (MUPD)
- (3) Neighborhood Activity Center (NAC)
- (4) Neighborhood Activity Center-Planned Development (NAC-PD)
- (5) Town Activity Center, Edge (TAC-E)
- (6) Town Activity Center, Core (TAC-C)
- (7) Town Activity Center, Planned Development (TAC-PD)
- (8) Local Transit-Oriented, Edge (LTO-E)
- (9) Local Transit-Oriented, Core (LTO-C)
- (10) Local Transit-Oriented, Planned Development (LTO-PD)
- (11) Regional Transit-Oriented, Low Intensity, Edge (RTO-L-E)
- (12) Regional Transit-Oriented, Low Intensity, Core (RTO-L-C)

- 1 (13) Regional Transit-Oriented, High Intensity, Edge (RTO-H-E)  
2 (14) Regional Transit Oriented, High Intensity, Core (RTO-H-C)  
3 (15) Regional Transit-Oriented, Planned Development (RTO-PD)  
4 (16) Neighborhood Conservation Overlay Zone (NCOZ)]

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

Adopted this 17<sup>th</sup> day of January, 2023.

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: Thomas E Dernoga  
Thomas E. Dernoga  
Chair

ATTEST:



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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.