

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2000 Legislative Session**

Bill No. \_\_\_\_\_ CB-11-2000  
 Chapter No. \_\_\_\_\_ 11  
 Proposed and Presented by \_\_\_\_\_ Council Member Estep  
 Introduced by \_\_\_\_\_ Council Member Estep  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ March 21, 2000

**ZONING BILL**

1 AN ORDINANCE concerning

2 Comprehensive Design Zones

3 For the purpose of permitting development in Comprehensive Design Zones in accordance with  
 4 the provisions of the O-S, R-A and R-E Zones under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-477,

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 (1995 Edition, 1998 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 27-477 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 16 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 8. COMPREHENSIVE DESIGN ZONES.**

**DIVISION 1. GENERAL.**

20 **Sec. 27-477. Applicability.**

1                   \*                   \*                   \*                   \*                   \*                   \*                   \*                   \*

2                   (b) It is not generally intended that areas zoned O-S (Open Space), R-A (Residential-

3 Agricultural), or R-E (Residential Estate), through the Sectional Map Amendment process,

4 should be considered for Comprehensive Design Zones, where these zones were imposed for

5 staging reasons. The preceding sentence does not apply to the application of the R-L

6 (Residential Low Development), V-L (Village-Low), and V-M (Village-Medium) Zones in the

7 R-A and R-E Zones.

8                   (c) If a property zoned O-S, R-A, or R-E in a Sectional Map Amendment is then

9 rezoned to a Comprehensive Design Zone, it may still be developed and used under O-S, R-A, or

10 R-E regulations. Upon approval of a Preliminary Plat of Subdivision for the entire property in

11 accordance with the prior O-S, R-A, or R-E zoning, the Comprehensive Design Zone and any

12 approved Basic Plan, Comprehensive Design Plan, or Specific Design Plan shall be null and

13 void.

14                   \*                   \*                   \*                   \*                   \*                   \*                   \*                   \*

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

16 (45) calendar days after its adoption.

Adopted this 2nd day of May, 2000.

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: \_\_\_\_\_  
Dorothy F. Bailey  
Chair

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
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.