

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Bill No. _____ CB-80-2013 _____

Chapter No. _____ 58 _____

Proposed and Presented by _____ Council Member Olson _____

Introduced by _____ Council Member Olson _____

Co-Sponsors _____

Date of Introduction _____ October 15, 2013 _____

ZONING BILL

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of permitting townhouses in the C-O Zone under certain circumstances.

4 BY repealing and reenacting with amendments:

5 Section 27-461(b),

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

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2011 Edition; 2012 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 13 District in Prince George's County, Maryland, that Section 27-461(b) of the Zoning Ordinance of
 14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be
 15 and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 6. COMMERCIAL ZONES.**

18 **DIVISION 3. USES PERMITTED. (COMMERCIAL ZONES)**

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
* * * * *	*	*	*	*	*	*
<u>Townhouse</u>	<u>P⁵⁹</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*

59 Provided:

- A. The townhouses shall be located on a lot(s) or parcel(s) of less than twelve (12) acres in size;
- B. The property is located within a Center or a Corridor as designated by the 2002 General Plan;
- C. The adjacent properties are developed with institutional, commercial office, and multi-family residential uses;
- D. A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- E. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings and other requirements of the C-O or R-T Zones shall not apply. All such requirements shall be established and shown on the Detailed Site Plan; and
- F. The Detailed Site Plan shall include architectural review in order to ensure compatibility with the existing neighborhood.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date it becomes law.

Adopted this 19th day of November , 2013.

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: _____
Andrea C. Harrison
Chair

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.