

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2014 Legislative Session**

Bill No. CB-5-2014

Chapter No. 5

Proposed and Presented by Council Members Davis, Franklin, Campos, Turner and  
and Harrison

Introduced by Council Members Davis, Franklin, Campos, Turner and Harrison

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

Date of Introduction March 18, 2014

**ZONING BILL**

1 AN ORDINANCE concerning

2       Development District Overlay Zones – Development District Standards – Applicability  
3 For the purpose of providing a limited temporary exemption to certain minimum height  
4 restrictions within the Development District Standards imposed by an approved Development  
5 District Overlay (D-D-O) Zone in furtherance of an established core vision of County land use  
6 policy to locate a regional medical center health campus as a major public health institution.

7 BY repealing and reenacting with amendments:

- 8                               Section 27-548.23,
- 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                              (2011 Edition; 2013 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 27-548..23 of the Zoning Ordinance  
17 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County  
18 Code, be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 10A. OVERLAY ZONES.**

**DIVISION 3. D-D-O (DEVELOPMENT DISTRICT OVERLAY) ZONE.**

**Sec. 27-548.23. Development District Standards.**

(a) In general, Development District Overlay Zone regulations shall be the same as those in the underlying zone in which property is classified, except as modified by Development District Standards approved by the District Council, in a Sectional Map Amendment, or in a later amendment of adopted standards. The use of Development District Standards in each Development District Overlay Zone is intended to allow flexibility in the development review process and foster high-quality development through application of design guidelines and standards which promote the purposes of the Master Plan, Master Plan Amendment, or Sector Plan.

(b) Development District Standards may modify density regulations only to meet the goals of the Development District and the purposes of the D-D-O Zone. Development District Standards may not permit density in excess of the maximum permitted in the underlying zone.

(c) The location, size, height, design, lot coverage of structures, parking and loading, signs, open space, and other regulations may be specified in the text, concept plans, and maps in the Development District Standards. The regulations in the underlying zone may be modified by the Development District Standards only to meet the goals of the Development District and the purposes of the D-D-O Zone.

(d) Landscaping, screening, and buffering of development shall conform to Landscape Manual requirements. Specific landscaping, screening, and buffering also may be required by the Development District Standards. Development District Standards may require specific landscaping, screening, and buffering, but only to meet the goals of the Development District and the purposes of the D-D-O Zone.

(e) The Master Plan, Master Plan Amendment, or Sector Plan may specify the location and size of proposed roads and transit facilities.

(f) Notwithstanding the provisions of subsection (c) of this Section, in furtherance of the core vision, purposes, and specific goals of an approved Development District to locate a regional medical center health campus as a major public health institution, and pursuant to its site plan application for development of parcels of property within a Development District Overlay Zone bound by the Capital Beltway right-of-way, Arena Drive, and the north side of the

1 Blue Line Metrorail track line, filed, accepted, and permitted prior to December 31, 2021, an  
2 applicant may request a one-story departure (reduction) from the applicable Minimum Height  
3 requirements set forth in the Development District Standards.

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

Adopted this 29th day of April, 2014.

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: \_\_\_\_\_  
Mel Franklin  
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.