

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2025 Legislative Session

Bill No. CB-041-2025

Chapter No. _____

Proposed and Presented by Council Member Ivey

Introduced by Council Members Ivey, Hawkins, Watson and Fisher

Co-Sponsors _____

Date of Introduction May 27, 2025

ZONING BILL

1 AN ORDINANCE concerning

2 Green Building Standards – Universal Design

3 For the purpose of repealing Section 27-61603(b) Universal Design, The Zoning Ordinance of
 4 Prince George's County, Maryland, as universal design implementation is required, absent an
 5 exemption or waiver, pursuant to Subtitle 4. Building, Division 6. Universal Design for Housing,
 6 Prince George's County Code; providing for a certain effective date; and generally regarding
 7 zoning and universal design for housing.

8 BY repealing:

9 Section 27-61603(b) Universal Design,

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2023 Edition; 2024 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 17 District in Prince George's County, Maryland, that Section 27-61603(b) Universal Design of the
 18 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
 19 George's County Code, be and the same is hereby repealed:

SUBTITLE 27. ZONING.

PART 27-6. DEVELOPMENT STANDARDS.

Sec. 27-61603. Green Building Standards

(a) Minimum Amount of Points Required

Development subject to the standards of this Section shall achieve the following minimum number of points from the menu of options shown in Table 27-61603(b): Green Building Point System.

(1) Minimum Requirements for Residential Development

(A) 10 to 25 units: 3 points.

(B) 25 or more units: 4 points.

(2) Minimum Requirements for Non-Residential Development

(A) 25,000 to 75,000 square feet: 3 points.

(B) More than 75,000 square feet: 4 points.

(b) Green Building Point System

Development subject to the standards of this Section shall use Table 27-61603(b): Green Building Point System, to determine compliance with this Section.

Table 27-61603(b): Green Building Point System

							Points Earned	
*	*	*	*	*	*	*	*	*

[Universal Design]

[Provide the following universal design features in 33% of the residential units in the development:

- A no-step entry on an accessible route to the unit;
- First floor kitchen, bathroom and a bedroom;
- The following elements to allow maneuvering space:
 - A 32" clear opening at doorways;
 - A 36" clear passage;
 - 42" wide hallways; and

0.75

- 30" X 48" clear space next to bathroom sink, tub/shower and toilet;
- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Reachable outlets and switches.]

[Provide the following universal design features in 50% of the residential units in the development:

- A no-step entry on an accessible route to the unit;
- First floor kitchen, bathroom and a bedroom;
- The following elements to allow maneuvering space:
 - A 32" clear opening at doorways;
 - A 36" clear passage;
 - 42" wide hallways; and
 - 30" X 48" clear space next to bathroom sink, tub/shower and toilet;
- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Reachable outlets and switches.]

1.00

[Provide the following universal design features in 66% of the residential units in the development:

- A no-step entry on an accessible route to the unit;
- First floor kitchen, bathroom and a bedroom;
- The following elements to allow maneuvering space:
 - A 32" clear opening at doorways;
 - A 36" clear passage;
 - 42" wide hallways; and
 - 30" X 48" clear space next to bathroom sink, tub/shower and toilet;
- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Grab bars in first floor bathroom(s) by commode and in shower(s);
- Handicap accessible shower in first floor bathroom(s);
- Raised toilet seats in first floor bathroom(s); and

1.50

• Reachable outlets and switches.]

SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect [forty-five (45) calendar days after its adoption] on January 1, 2026.

Adopted this ____ day of _____, 2025.

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: _____
Jolene Ivey
Chair

ATTEST:

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.