

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2003 Legislative Session

Bill No. _____ CB-84-2003
 Chapter No. _____
 Proposed and Presented by _____ Council Member Hendershot
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 C-S-C Zone

3 For the purpose of permitting multifamily dwellings in the C-S-C Zone under certain
 4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-461(b),

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 (1999 Edition, 2002 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 27-461(b) 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 16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 6. COMMERCIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

Sec. 27-461. Uses permitted.**(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
* * * * *	*	*	*	*	*	*
(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 (CB-12-2001)	SP	X	SP	X	SP	X
Country Inn	X	X	P	SE	P	X
<u>Dwelling, multifamily</u>	<u>X</u>	<u>X</u>	<u>P⁴⁵</u>	<u>X</u>	<u>X</u>	<u>X</u>
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations	P	P	P	P	P	X
* * * * *	*	*	*	*	*	*

45 Provided:

- (A) The multifamily dwellings shall be located on a parcel(s) containing at least six acres;
- (B) The property is contiguous to an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA);
- (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle;
- (D) Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan; and
- (E) Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this _____ day of _____, 2003

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: _____
Peter A. Shapiro
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.