

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2010 Legislative Session**

Bill No. CB-2-2010

Chapter No. 2

Proposed and Presented by Council Member Dean

Introduced by Council Members Dean and Harrison

Co-Sponsors _____

Date of Introduction February 2, 2010

ZONING BILL

1 AN ORDINANCE concerning

2 Urban Centers and Corridor Nodes Development and Zoning Code of Prince George's County

3 For the purpose of amending the Zoning Ordinance of Prince George's County, Maryland to

4 incorporate appropriate references, regulations, and procedures pertaining to Subtitle 27A of the

5 Prince George's County Code, and to delete an obsolete section pertaining to the Interim General

6 Plan Amendment for Growth Policy.

7 BY repealing and reenacting with amendments:

8 Sections 27-103, 27-109, 27-110, 27-118.01, 27-125.01, 27-127,

9 27-132, 27-139.01, 27-223, 27-229, 27-548.04, 27-548.21, and

10 27-640,

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

12 being also

13 SUBTITLE 27. ZONING.

14 The Prince George's County Code

15 (2007 Edition, 2009 Supplement)

16 BY adding:

17 Section 27-546.20

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

19 being also

20 SUBTITLE 27. ZONING.

The Prince George's County Code
(2007 Edition, 2009 Supplement)

BY deleting:

Section 27-640.01
The Zoning Ordinance of Prince George’s County, Maryland
being also
SUBTITLE 27. ZONING.

The Prince George's County Code
(2007 Edition, 2009 Supplement)

SECTION 1. BE IT ENACTED by the 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, that Sections 27-103, 27-109, 27-110, 27-118.01, 27-125.01, 27-127, 27-132, 27-139.01, 27-223, 27-229, 27-548.04, 27-548.21, and 27-640 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 1. SCOPE OF ORDINANCE.

Sec. 27-103. Conflicting ordinances.

(a) Whenever any provision of this Zoning Ordinance imposes a greater requirement or a higher standard than is required in any State or Federal statute or other County ordinance or regulation, the provisions of the Zoning Ordinance shall govern unless preempted by State or Federal law.

(b) Whenever any provision of a State or Federal statute or other County ordinance or regulation imposes a greater requirement or a higher standard than required by this Subtitle, the provision of the State or Federal statute or other County ordinance or regulation shall govern.

(c) It is not the intent of the Zoning Ordinance to interfere with or annul any easements, covenants, or other agreements between parties; provided that where the Zoning Ordinance imposes a greater restriction upon the use and dimensions of buildings, structures, or land, or requires larger open spaces than are imposed or required by other ordinances, regulations, or

1 permits, or by easements, covenants, or agreements, the provisions of the Zoning Ordinance shall
2 govern, except where expressly qualified in it.

3 (d) Notwithstanding Subsections (a) and (c) above, whenever any provision of Subtitle
4 27A, the Urban Centers and Corridor Nodes and Zoning Development Code of Prince George’s
5 County, imposes a greater requirement or a higher standard than required in any State or Federal
6 statute or other County ordinance or regulation, including the Zoning Ordinance, the provisions
7 of Subtitle 27A shall govern unless preempted by State or Federal law.

8 * * * * *

9 **SUBTITLE 27. ZONING.**

10 **PART 2. GENERAL.**

11 **DIVISION 3. ZONES AND ZONING MAPS.**

12 **Sec. 27-109. Classes of zones.**

13 (a) The Regional District is divided into the following classes of zones:

14 (1) **Residential.**

- 15 R-O-S (Reserved Open Space)
- 16 O-S Zone (Open Space)
- 17 R-A Zone (Residential-Agricultural)
- 18 R-E Zone (Residential-Estate)
- 19 R-R Zone (Rural Residential)
- 20 R-80 Zone (One-Family Detached Residential)
- 21 R-55 Zone (One-Family Detached Residential)
- 22 R-35 Zone (One-Family Semidetached, and Two-Family Detached, Residential)
- 23 R-20 Zone (One-Family Triple-Attached Residential)
- 24 R-T Zone (Townhouse)
- 25 R-30 Zone (Multifamily Low Density Residential)
- 26 R-30C Zone (Multifamily Low Density Residential Condominium)
- 27 R-18 Zone (Multifamily Medium Density Residential)
- 28 R-18C Zone (Multifamily Medium Density Residential-Condominium)
- 29 R-10A Zone (Multifamily High Density Residential-Efficiency)
- 30 R-10 Zone (Multifamily High Density Residential)
- 31 R-H Zone (Multifamily High-Rise Residential)

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- (2) **Commercial.**
 - C-A Zone (Ancillary Commercial)
 - C-O Zone (Commercial Office)
 - C-S-C Zone (Commercial Shopping Center)
 - C-1 Zone (Local Commercial, Existing)
 - C-C Zone (Community Commercial, Existing)
 - C-G Zone (General Commercial, Existing)
 - C-2 Zone (General Commercial, Existing)
 - C-W Zone (Commercial Waterfront)
 - C-M Zone (Miscellaneous Commercial)
 - C-H Zone (Highway Commercial, Existing)
 - C-R-C Zone (Commercial Regional Center)
- (3) **Industrial.**
 - I-3 Zone (Planned Industrial/Employment Park)
 - I-4 Zone (Limited Intensity Industrial)
 - U-L-I Zone (Urban Light Industrial)
 - I-1 Zone (Light Industrial)
 - I-2 Zone (Heavy Industrial)
- (4) **Comprehensive Design.**
 - R-L Zone (Residential Low Development)
 - R-S Zone (Residential Suburban Development)
 - R-M Zone (Residential Medium Development)
 - R-U Zone (Residential Urban Development)
 - L-A-C Zone (Local Activity Center)
 - M-A-C Zone (Major Activity Center)
 - E-I-A Zone (Employment and Institutional Area)
 - V-M Zone (Village-Medium)
 - V-L Zone (Village-Low)
- (5) **Planned Community.**
 - R-M-H Zone (Planned Mobile Home Community)
 - R-P-C Zone (Planned Community)

1 (6) **Mixed Use.**

- 2 M-X-C (Mixed Use Community)
- 3 M-X-T Zone (Mixed Use - Transportation Oriented)
- 4 M-U-TC Zone (Mixed Use Town Center)
- 5 M-U-I Zone (Mixed Use – Infill)
- 6 UC-1 Zone (Metropolitan Urban Center District)
- 7 UC-2 Zone (Regional Urban Center District)
- 8 UC-3 Zone (Community Urban Center District)
- 9 UC-4 Zone (Urban Corridor Node)

10 (7) **Overlay.**

- 11 T-D-O Zone (Transit District Overlay)
- 12 R-C-O Zone (Chesapeake Bay Critical Area Resource Conservation Overlay)
- 13 L-D-O Zone (Chesapeake Bay Critical Area Limited Development Overlay)
- 14 I-D-O Zone (Chesapeake Bay Critical Area Intense Development Overlay)
- 15 D-D-O Zone (Development District Overlay)
- 16 A-C-O Zone (Architectural Conservation Overlay)

17 (b) For the purposes of Sections 27-129(i), 27-157(d), 27-176(e), 27-195(e), 27-213(d),
 18 and 27-233(d), the order of intensity of zones is listed as follows, beginning with the least intense
 19 zone and progressing to the most intense:

20 (1) R-O-S, O-S, R-A, R-E, V-L, R-L, V-M, R-R, R-S, R-80, R-55, R-M-H, R-35, R-
 21 20, R-M, R-T, R-30, R-30C, R-18, R-18C, R-U, R-10A, R-10, R-H, C-A, C-O, M-X-C, M-U-
 22 TC, C-R-C, C-S-C, UC-4, M-U-I, C-1, C-C, C-G, C-2, C-W, C-M, C-H, UC-3, L-A-C, M-A-C,
 23 I-3, I-4, U-L-I, I-1, I-2, E-I-A, M-X-T, UC-2, R-P-C, UC-1.

24 (2) A T-D-O, R-C-O, L-D-O, I-D-O, D-D-O, or A-C-O Zone superimposed over any
 25 of the above zones shall not be construed to affect the intensity of the zone.

26 (c) The Residential, Commercial, and Industrial Zones and the R-M-H Zone are known as
 27 "conventional zones."

28 (CB-2-1984; CB-28-1985; CB-33-1985; CB-72-1987; CB-3-1989; CB-58-1990; CB-53-1991;
 29 CB-71-1991; CB-63-1992; CB-1-1994; CB-2-1994; CB-73-1994; CB-8-2000; CB-10-2001;
 30 CB-27-2001)

1 **Sec. 27-110. Zoning map.**

2 (a) The location and boundaries of zones established in the District are as shown on a set
3 of maps, entitled "Zoning Map of the Maryland-Washington Regional District in Prince George's
4 County, Maryland." The maps, together with all data shown on them, are a part of this Subtitle
5 to the same extent as if the information were fully described in this Section.

6 (b) The location and boundaries of Urban Centers and Corridor Nodes zones established in
7 the District pursuant to the regulations of Subtitle 27A shall be considered part of the "Zoning
8 Map of the Maryland-Washington Regional District in Prince George's County, Maryland."
9 (CB-33-1985)

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11 **SUBTITLE 27. ZONING.**

12 **PART 2. GENERAL.**

13 **DIVISION 4. REGULATIONS APPLICABLE IN ALL ZONES.**

14 **SUBDIVISION 3. BUILDINGS AND STRUCTURES.**

15 **Sec. 27-118.01. Location of buildings.**

- 16 (a) Every building erected shall be located on a lot.
- 17 (b) A building may be located on a lot classified in more than one (1) zone.
- 18 (c) Not more than one (1) one-family, two-family, or three-family dwelling shall be
19 located on any one (1) lot (or record lot), except for those developed as condominium or
20 cooperative units in accordance with the requirements of the R-T Zone, or where otherwise
21 specified in Subtitle 27A of the Prince George's County Code.

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23 **SUBTITLE 27. ZONING.**

24 **PART 3. ADMINISTRATION.**

25 **DIVISION 1. GENERAL ZONING PROCEDURES.**

26 **SUBDIVISION 1. GENERAL.**

27 **Sec. 27-125.01. Informational mailing; civic association registration.**

- 28 (a) **Informational mailings with applications.**
- 29 (1) This Section applies in the following applications and any others for which this
30 Subtitle requires informational mailings: Zoning Map Amendments (Division 2 of this Part),
31 Comprehensive and Specific Design Plans, Conceptual and Detailed Site Plans, Special

1 Exceptions and Revision of Site Plans for Special Exceptions, Special Permits, Variances and
 2 Chesapeake Bay Critical Area Conservation Plans filed in conjunction with other applications
 3 requiring public hearings by the Planning Board or District Council, Nonconforming Use
 4 Certifications, Departures from Sign or Design Standards, and Departures from the required
 5 number of Parking and Loading Spaces. It applies to private applications to amend those zones,
 6 plans, permits, and departures; to amend the M-U-TC, T-D-O, or D-D-O Zone; to approve or
 7 amend the M-U-I Zone; and to amend conditions imposed by the Planning Board or District
 8 Council. It applies to all applications to amend an Aviation Policy Area or a Chesapeake Bay
 9 Critical Area Overlay Zone. It applies to all applications for Zoning Map Amendments and site
 10 plans filed in accordance with the procedures specified for the Urban Centers and Corridor
 11 Nodes Development and Zoning Code (Subtitle 27A). It does not apply to District Council
 12 initiated plans and studies for the M-U-TC, T-D-O, or D-D-O Zone, to Special Exception
 13 revocation petitions filed by the Department of Environmental Resources, or to applications
 14 which the Planning Director is authorized to approve administratively.

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16 **SUBTITLE 27. ZONING.**

17 **PART 3. ADMINISTRATION.**

18 **DIVISION 1. GENERAL ZONING PROCEDURES.**

19 **SUBDIVISION 2. ZONING HEARING EXAMINER.**

20 **Sec. 27-127. Powers and duties to conduct hearings.**

21 (a) The Zoning Hearing Examiner shall conduct hearings for the following categories of
 22 zoning cases:

23 * * * * *

24 (17) Appeals from decisions of the Historic Preservation Commission under Subtitle
 25 29; [and]

26 (18) Zoning cases subject to the procedures of Subtitle 27A of the County Code;

27 (19) Applications for Permit Site Plans involving deviations or variances as specified
 28 in Subtitle 27A of the County Code; and

29 (20) Any other case for which the District Council directs that a hearing be held by the
 30 Zoning Hearing Examiner.

1 (b) The Zoning Hearing Examiner shall conduct a complete public hearing on the case in
2 question, subject to all the requirements and restrictions imposed by law upon the District
3 Council. The Examiner is empowered to swear witnesses and to issue subpoenas for witnesses
4 and documents.

5 (c) After the conclusion of the hearing, the Zoning Hearing Examiner shall prepare and
6 serve upon all persons of record a written decision containing specific findings of basic facts,
7 conclusions of law, and either a recommended disposition of the case or, pursuant to Section 27-
8 312, a final decision. This decision shall be filed with the District Council at this same time.
9 (CB-64-1989; CB-15-1993; CB-56-1993; CB-74-1994)

10 * * * * *

11 **SUBTITLE 27. ZONING.**

12 **PART 3. ADMINISTRATION.**

13 **DIVISION 1. GENERAL ZONING PROCEDURES.**

14 **SUBDIVISION 3. DISTRICT COUNCIL.**

15 **Sec. 27-132. District Council hearing procedures.**

16 * * * * *

17 (c) **Voting requirements.**

18 (1) The voting requirements for action by the Council shall be as follows:

19 (A) A majority vote of those members present and voting shall be necessary to
20 remand any Zoning Map Amendment or Special Exception application to the Office of the
21 Zoning Hearing Examiner or to the Planning Board. (See Section 27-133.)

22 (B) A majority vote of the full Council shall be necessary to take final action on
23 any zoning case or other zoning matter, except where an affirmative vote of two-thirds (2/3) of
24 the full District Council is required.

25 (C) The Council may only approve a Zoning Map Amendment (except an
26 application for the M-X-T, UC, or a Comprehensive Design Zone) which conflicts with the land
27 use proposals or requirements of either the map or the text of an approved Master Plan upon the
28 affirmative vote of two-thirds (2/3) of the full Council. Where the application is for the M-X-T
29 Zone, the District Council may only approve the application in accordance with the provisions of
30 Section 27-213(a)(2), in lieu of the provisions of this subparagraph. Where the application is for
31 a UC Zone, the District Council may only approve the application in accordance with the

1 provisions of Section 27A-211(i) of the County Code, in lieu of the provisions of this
2 subparagraph. Where the application is for a Comprehensive Design Zone, it may only be
3 approved if it conforms to the Master Plan, in accordance with Section 27-195(b)(1)(A).

4 * * * * *

5 **SUBTITLE 27. ZONING.**

6 **PART 3. ADMINISTRATION.**

7 **DIVISION 1. GENERAL ZONING PROCEDURES.**

8 **SUBDIVISION 4. PEOPLE’S ZONING COUNSEL.**

9 **Sec. 27-139.01. Powers and duties.**

10 (a) To protect the public interest and achieve a full and fair presentation of relevant issues,
11 the People’s Zoning Counsel shall have the right to appear on behalf of the interests of the public
12 in general, to defend any duly enacted General Plan, Master Plan, or comprehensive zoning maps
13 as adopted by the District Council, and in any matter involving zoning reclassification or any
14 Special Exception. The People’s Zoning Counsel may appear before:

15 (1) The Zoning Hearing Examiner or the District Council (for oral argument hearings
16 or evidentiary hearings) if the matter involves a zoning case or a Permit Site Plan involving
17 deviations or variances as specified in Subtitle 27A of the County Code;

18 (2) The Planning Board if the matter involves a Comprehensive Design Plan,
19 Development District Overlay Zone, an appeal pertaining to the Urban Centers and Corridor
20 Nodes Development and Zoning Code, or a Transit District Overlay Zone; or

21 (3) The Board of Appeals if the matter involves a variance.

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23 **SUBTITLE 27. ZONING.**

24 **PART 3. ADMINISTRATION.**

25 **DIVISION 4. SECTIONAL MAP AMENDMENT (SMA).**

26 **SUBDIVISION 1. GENERAL.**

27 **Sec. 27-223. Limitations on zoning.**

28 (a) In a Sectional Map Amendment, property may be reclassified to any zone established
29 in the Zoning Ordinance and Urban Centers and Corridor Nodes Development and Zoning Code
30 of Prince George’s County (Subtitle 27A), except the Architectural Conservation Overlay Zone[,
31 the Transit District Overlay Zone,]and the Chesapeake Bay Critical Area Overlay Zones; and

1 except for property located in the Resource Conservation Overlay Zone, which may not be
2 reclassified to a Commercial or Industrial Zone, any Comprehensive Design Zone except the V-
3 M and V-L Zones, or Mixed Use Zones. No [Transit District Overlay Zone or]Chesapeake Bay
4 Critical Area Overlay Zone may be established or amended through the Sectional Map
5 Amendment procedures; however, [Transit District Overlay Zoning Map Amendment or]
6 Chesapeake Bay Critical Area Zoning Map Amendment procedures and Sectional Map
7 Amendment procedures may occur simultaneously for the same area, if so authorized by the
8 District Council.

9 * * * * *

10 (g) No property may be zoned to a less intense category (Section 27-109 (b)) if:

11 (1) The property has been zoned by Zoning Map Amendment within five (5) years
12 prior to the initiation of the Sectional Map Amendment or during the period between initiation
13 and transmittal to the District Council, and the property owner has not consented (in writing) to
14 the zoning; or

15 (2) Based on existing physical development at the time of adoption of the Sectional
16 Map Amendment, the zoning would create a nonconforming use. This zoning may be approved,
17 however, if there is a significant public benefit to be served by the zoning based on facts peculiar
18 to the subject property and the immediate neighborhood. In recommending the zoning, the
19 Planning Board shall identify these properties and provide written justification supporting the
20 zoning at the time of transmittal. The failure of either the Planning Board or property owner to
21 identify these properties, or a failure of the Planning Board to provide the written justification,
22 shall not invalidate any Council action in the approval of the Sectional Map Amendment.

23 (3) Notwithstanding Subsection (g)(1) above, property located in an area designated
24 by the General Plan as a Center or Corridor Node and subject to an applicable Regulating Plan
25 established in accordance with the procedures of Subtitle 27A of the County Code, may be
26 zoned to a less intense category only to meet the goals and regulations of Subtitle 27A, the
27 General Plan, and the applicable Master or Sector Plan for the property.

28 (h) The area of the "property," as that word is used in Subsection (g)(2), above, is the
29 minimum required by the Zoning Ordinance which makes the use legally existing when the
30 Sectional Map Amendment is approved.

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1 (k) The District Council may not classify property in the Mixed Use - Infill Zone unless
2 the property is in the Transit District Overlay Zone or the Development District Overlay Zone
3 and proposed development is subject to site plan review.

4 (l) The District Council may not classify property in the Transit District Overlay Zone
5 unless the zone is recommended in an approved Master Plan, Master Plan Amendment, or Sector
6 Plan, or a Transit District Overlay Zoning Map Amendment has been initiated pursuant to the
7 regulations of Section 27-213.01 to 27-213.06. The Plan shall be prepared in accordance with
8 Part 13, a Transit District Development Plan shall be prepared in accordance with Section 27-
9 548.07, and the Transit District Overlay Zone shall be implemented by a Sectional Map
10 Amendment.

11 (m) The District Council may not classify property in the Urban Center or Urban Corridor
12 Node Zones (UC) unless the property is located in an area designated by the General Plan (as
13 amended) as a Metropolitan, Regional, or Community Center or designated as a Corridor Node
14 in a master plan or sector plan, and is developed in accordance with the regulations specified in
15 Subtitle 27A of the Prince George’s County Code.

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17 **SUBTITLE 27. ZONING**

18 **PART 3. ADMINISTRATION**

19 **DIVISION 5. APPEALS AND VARIANCES**

20 **SUBDIVISION 2. BOARD OF ZONING APPEALS.**

21 **Sec. 27-229. Powers and Duties.**

22 * * * * *

23 (b) The Board of Zoning Appeals shall not have the power or duty to:

24 * * * * *

25 (37) Grant a variance from any requirement in the Aviation Policy Areas, or any
26 requirement which applies only to airports [.];

27 (38) Grant a variance from any requirement of Subtitle 27A of the County Code.

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29 **SUBTITLE 27. ZONING.**

30 **PART 10A. OVERLAY ZONES.**

31 **DIVISION 1. T-D-O (TRANSIT DISTRICT OVERLAY) ZONE.**

SUBDIVISION 1. GENERAL

Sec. 27-548.04. Relationship to other zones.

The Transit District Overlay Zone shall be placed over other zones on the Zoning Map, and shall modify specific requirements of those underlying zones. Only those requirements of the underlying zones specifically noted in this Subdivision and elsewhere in this Subtitle are modified. All other requirements of the underlying zones are unaffected by the Transit District Overlay Zone. The Transit District Overlay Zone may not be placed over the Urban Center or Corridor Node Zones (UC).

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SUBTITLE 27. ZONING.

PART 10A. OVERLAY ZONES.

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

Sec. 27-548.21. Relationship to other zones.

The Development District Overlay Zone shall be placed over other zones on the Zoning Map, and may modify specific requirements of those underlying zones. Only those requirements of the underlying zones specifically noted in this Subdivision and elsewhere in this Subtitle are modified. All other requirements of the underlying zones are unaffected by the Development District Overlay Zone. The Development District Overlay Zone may not be placed over the Urban Center or Corridor Node Zones (UC).

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SUBTITLE 27. ZONING.

PART 13. AREA MASTER PLANS, GENERAL PLAN, FUNCTIONAL MASTER PLANS, SECTOR PLANS, AND PLANNING AREAS.

DIVISION 1. GENERAL.

Sec. 27-640. Relationship between Master, General, and Functional Plans.

(a) When Functional Master Plans (and amendments thereof) and General Plan amendments are approved after the adoption and approval of Area Master Plans, the Area Master Plans shall be amended only to the extent specified by the District Council in the resolution of approval. Any Area Master Plan or Functional Master Plan (or amendment) shall be an amendment of the General Plan unless otherwise stated by the District Council.

1 (b) The General Plan designates Centers, Corridors, and Corridor Nodes where growth is
2 specifically targeted to capitalize on existing infrastructure by locating homes, jobs, and
3 shopping close to transit services. Centers, Corridors, and Corridor Nodes are intended for a mix
4 of higher intensity nonresidential and residential uses that are consistent with existing or planned
5 investments in the public infrastructure, and should be served by multimodal transportation
6 networks including transit services (rail or bus) and bicycle, pedestrian, and trail facilities.

7 (1) Centers are designated as focal points for increased efforts to concentrate
8 development that can take advantage of existing or future investments in high-capacity mass
9 transit services. There are three levels of Centers: Metropolitan, Regional, and Community,
10 categorized on the basis of existing or anticipated components and characteristics such as the
11 presence of large government service or major employment centers, high-intensity commercial
12 uses, high-density residential development, or public services and facilities. Mixed-use and
13 transit-oriented development concepts are equally important for future planning and development
14 of these Centers.

15 (2) Corridors are established along key transportation routes where development and
16 redevelopment of higher intensity residential and nonresidential mixed uses may be appropriate.
17 Compatibility of higher intensity development along Corridors with existing communities is
18 essential, requiring close attention to be paid to design and land use relationships within and
19 surrounding each project. Corridors are defined by segments within each General Plan policy
20 tier. Developed Tier Corridors generally contain a higher intensity of residential and
21 nonresidential land uses and a greater mix of uses that are regional in scope. Developing Tier
22 Corridors generally contain less intense residential and nonresidential land uses than Developed
23 Tier Corridors, with a mix of uses that are more community-oriented in scope. No Corridor
24 extends into the Rural Tier.

25 (3) Corridor Nodes are designated locations along Corridors where the majority of
26 development and redevelopment opportunities recommended for Corridors should occur.
27 Corridor Nodes may consist of local centers or other appropriate locations within one-quarter
28 mile of major intersections or major transit stops along the Corridor, and should be developed in
29 concert with existing and planned investments in public infrastructure. The General Plan
30 designates several limited access highways as Corridors in the Developed and Developing Tiers.

1 These limited access highway Corridors constitute Corridor Nodes extending one-quarter mile
2 from designated interchanges.

3 (c) Any Area Master Plan or Sector Plan may designate, delete, or amend Centers,
4 Corridors, and Corridor Nodes. These actions constitute amendments to the General Plan unless
5 otherwise stated by the District Council.

6 (d) Centers, Corridors, and Corridor Nodes may not be designated by individual
7 application through the Zoning Map Amendment process or through the Development District
8 Overlay Zone or Transit District Overlay Zone amendment procedures specified in Sections 27-
9 548.26(b)(1) and 27-548.09.01(b)(1).

10 * * * * *

11 SECTION 2. 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 27-546.20 of the Zoning Ordinance of
14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
15 be and the same is hereby added:

16 **SUBTITLE 27. ZONING.**

17 **PART 10. MIXED USE ZONES.**

18 **DIVISION 2. SPECIFIC MIXED USE ZONE.**

19 **SUBDIVISION 5. URBAN CENTERS AND CORRIDOR NODES (UC) ZONES.**

20 **Sec. 27-546.20. Urban Centers and Corridor Nodes Development Code.**

21 The purposes, regulations, uses, and procedures of the Urban Centers and Corridor
22 Nodes Zones (UC) are specified in Subtitle 27A of the County Code.

23 * * * * *

24 SECTION 3. BE IT ENACTED by the County Council of Prince George's County,
25 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
26 District in Prince George's County, Maryland, that Section 27-640.01 of the Zoning Ordinance of
27 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
28 be and the same is hereby deleted:

29 **SUBTITLE 27. ZONING.**

30 **PART 13. AREA MASTER PLANS, GENERAL PLAN, FUNCTIONAL MASTER**
31 **PLANS, SECTOR PLANS, AND PLANNING AREAS.**

DIVISION 1. GENERAL

[Sec. 27-640.01. Interim General Plan Amendment for Growth Policy.

(a) An Interim General Plan Amendment for Growth Policy is being approved by the District Council in the year 2000. The approved growth policy Plan Amendment completes an effort by a specially-appointed commission, Commission 2000, and by the District Council to identify and address growth management policy issues in the County.

(b) The Interim General Plan Amendment for Growth Policy is based on recommendations received from Commission 2000, specially appointed to review growth management policy and make recommendations to the District Council. The Council has reviewed Commission 2000's report, received in July 2000, and has made revisions and amendments to Commission 2000's proposal to amend the General Plan.

(c) In work sessions held after it received the report from Commission 2000, the District Council reviewed all growth management policies in the report and in the General Plan. The Council then proposed revisions and amendments to Commission 2000's proposed growth policy Plan Amendment, published the proposed Plan Amendment and the Council's proposed revisions and amendments, and held a public hearing, advertised in accordance with all requirements applicable to Zoning Ordinance text amendments, to receive testimony and comment on the proposed amendments to the General Plan.

(d) After receiving testimony at the public hearing and other relevant evidence, the District Council reviewed the growth policy Plan Amendment and proposed revisions and amendments. After full review, the District Council approved the Interim General Plan Amendment for Growth Policy.

(e) The approved Interim General Plan Amendment for Growth Policy constitutes an amendment to the General Plan for the Maryland-Washington Regional District in Prince George's County. The approved growth policy Plan Amendment will remain in effect while the General Plan is amended by procedures in this Part.

(CB-97-2000)

Editor's Note: CB-80-2000 adopted the Biennial Growth Policy Plan of 2000 as proposed by Commission 2000, together with amendments contained in Attachment B. This adoption serves to amend the County's General Plan and all adopted and approved Master Plans in the County.]

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SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect immediately upon its adoption.

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Adopted this 9th day of March, 2010.

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: _____
Thomas E. Dernoga
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.