

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2006 Legislative Session**

Bill No. _____ CB-48-2006 _____

Chapter No. _____

Proposed and Presented by _____ Council Member Peters _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Development District Overlay Zone Standards

3 For the purpose of imposing specific Development District Standards on Development District
4 Overlay Zone property with industrial uses adjacent to property with residential or residential-
5 mixed uses, and on DDOZ property in the I-1 Zone, where potential truck routes run by
6 residential or residential-mixed properties.

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 (2003 Edition, 2005 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 of
17 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
18 be and the same is hereby repealed and reenacted with the following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 10A. OVERLAY ZONES.**

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

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

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

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

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

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

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

25 (f) Specific Development District Standards are as follows:

26 (1) For industrial uses on Development District Overlay Zone property adjacent to
27 property used for residential or mixed residential (residential and commercial retail, commercial
28 office, or both) purposes, hours of operation are limited to 7:00 a.m. through 7:00 p.m., Monday
29 through Friday, excluding County holidays.

30 (2) Use of I-1 property within a Development District Overlay Zone may not include
31 use of vehicles in excess of 17,000 pounds, gross vehicle weight, on streets or through

1 | neighborhoods where the primary use is residential or mixed residential.

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

Adopted this ____ day of _____, 2006.

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
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.