

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2012 Legislative Session**

Bill No. CB-79-2012

Chapter No. _____

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

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Transit-Oriented Commercial Development

3 For the purpose of amending the development approval requirements to enhance opportunities
4 for commercial development in close proximity to transit stations in Prince George's County.

5 BY repealing and reenacting with amendments:

6 Sections 27-269 and 27-477,

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 (2011 Edition).

12 BY adding:

13 Section 27-541.03,

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

15 Being also

16 SUBTITLE 27. ZONING.

17 The Prince George's County Code

18 (2011 Edition).

19 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
20 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional

1 District in Prince George's County, Maryland, that Sections 27-269 and 27-477 of the Zoning
 2 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
 3 County Code, be and the same are hereby repealed and reenacted with the following
 4 amendments:

5 **SUBTITLE 27. ZONING.**

6 **PART 3. ADMINISTRATION.**

7 **DIVISION 9. SITE PLANS.**

8 **Subdivision 1. Conceptual Site Plans and Detailed Site Plans, In General.**

9 **Sec. 27-269. Applicability.**

10 (a) The provisions of this Division shall apply to:

11 (1) All Conceptual Site Plans and Detailed Site Plans required by this Subtitle;

12 (2) All site plan requirements which specifically reference this Division;

13 (3) All site plans required as a condition of approval of any Zoning Map Amendment
 14 application, Special Exception application, subdivision plat, or other zoning case. The reasons
 15 for requiring the review of the site plan shall be considered as criteria for approval of the site
 16 plan. The conditional approval shall state as clearly as possible the reasons for requiring the site
 17 plan and the specific parts of the proposed development to be reviewed, which may include any
 18 of the design guidelines contained in Sections 27-274 and 27-283. The order of approvals for
 19 these types of Detailed Site Plans may be established by the authority requiring the site plan at
 20 the time the site plan requirement is imposed.

21 (b) The Planning Board shall make available to the public a list of all types of development
 22 for which this Subtitle requires Conceptual or Detailed Site Plans.

23 (c) Notwithstanding any other provision of the Zoning Ordinance, the requirements of this
 24 Part for Conceptual Site Plan and Detailed Site Plan approval shall not apply to developments
 25 located entirely within a 1/2 mile radius of a Washington Metropolitan Area Transit Authority or
 26 Maryland Transportation Authority (MTA) transit station if the development is located entirely
 27 within a (i) commercial zone, (ii) industrial zone, or (iii) a mixed use zone, planned community
 28 zone or comprehensive design zone (solely including M-X-T, M-X-C, M-U-TC, M-U-I, E-I-A,
 29 R-P-C, L-A-C, M-A-C, V-L, V-M, and U-C (1-4) zones), or in combination thereof, provided
 30 that the development is also located entirely within an area with an approved Master Plan or
 31 Sectional Map Amendment.

1 to approval of any Basic Plan or Comprehensive Design Plan, but shall be subject to approval of
 2 a Specific Design Plan in accordance with Section 27-532.02.

3 (e) Notwithstanding any other provision of the Zoning Ordinance, the requirements of this
 4 Part for a Basic Plan, Comprehensive Design Plan, and Specific Design Plan approval shall not
 5 apply to developments located entirely within a 1/2 mile radius of a Washington Metropolitan
 6 Area Transit Authority or Maryland Transportation Authority (MTA) transit station if the
 7 development is located entirely within a mixed use zone, planned community zone or
 8 comprehensive design zone (solely including M-X-T, M-X-C, M-U-TC, M-U-I, E-I-A, R-P-C,
 9 L-A-C, M-A-C, V-L, V-M, and U-C (1-4) zones), or in combination thereof, provided that the
 10 development is also located entirely within an area with an approved Master Plan or Sectional
 11 Map Amendment.

12 SECTION 2. BE IT FURTHER ENACTED by the County Council of Prince George's
 13 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
 14 Regional District in Prince George's County, Maryland, that Section 27-541.03 of the Zoning
 15 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
 16 County Code, be and the same is hereby added:

17 **SUBTITLE 27. ZONING.**

18 **PART 10. MIXED USE ZONES.**

19 **DIVISION 1. GENERAL.**

20 **Sec. 27-541.03. Exemptions from Site Plan Approval for Specific Commercial**
 21 **Development.**

22 Notwithstanding any other provision of the Zoning Ordinance, the requirements of this Part
 23 for Conceptual Site Plan and Detailed Site Plan approval shall not apply to developments located
 24 entirely within a 1/2 mile radius of a Washington Metropolitan Area Transit Authority or
 25 Maryland Transportation Authority (MTA) transit station if the development is located entirely
 26 within a mixed use zone, planned community zone or comprehensive design zone (solely
 27 including M-X-T, M-X-C, M-U-TC, M-U-I, E-I-A, R-P-C, L-A-C, M-A-C, V-L, V-M, and U-C
 28 (1-4) zones), or in combination thereof, provided that the development is also located entirely
 29 within an area with an approved Master Plan or Sectional Map Amendment.

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

Adopted this ____ day of _____, 2012.

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: _____
Andrea C. Harrison
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.