

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

Bill No. _____ CB-36-2006
 Chapter No. _____ 21
 Proposed and Presented by _____ Council Member Knotts
 Introduced by _____ Council Members Knotts, Dean and Dernoga
 Co-Sponsors _____
 Date of Introduction _____ June 20, 2006

ZONING BILL

1 AN ORDINANCE concerning

2 Detailed Site Plans and Property Adjacent to a Historic District

3 For the purpose of requiring approval of a Detailed Site Plan for development of property
 4 adjacent to a Historic District and making stylistic changes concerning Detailed Site Plans.

5 BY adding:

6 Section 27-281.01,

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 (2003 Edition, 2005 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 27-281.01 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 added:

17 **SUBTITLE 27. ZONING.**

18 **PART 3. ADMINISTRATION.**

19 **DIVISION 9. SITE PLANS.**

20 **Sec. 27-281.01. Detailed Site Plans.**

1 (a) A Detailed Site Plan must be approved, before permits may be issued for any
2 proposed use of:

3 (1) Property in a zone that requires Detailed Site Plan approval;

4 (2) Property for which the Planning Board or District Council has expressly required
5 approval of a Detailed Site Plan, in a zoning or subdivision case, a sectional map amendment, or
6 otherwise; or

7 (3) Property adjacent to a Historic District, excluding additions, garages, and other
8 minor home improvements of already existing buildings.

9 (b) For purposes of this section, a property lies "adjacent to" a district if any part of the
10 property touches or adjoins the Historic District, including without limitation properties
11 adjoining (by subdivision) across public rights-of-way, or the property lies in an enclave of the
12 Rural Tier, completely surrounded by lands in the Developing Tier. For property adjacent to a
13 Historic District, the Detailed Site Plan shall address the following items, to ensure that the
14 development complements the character of the Historic District: building siting, setbacks, height
15 and massing, building materials, facade treatments and architectural expression, landscaping,
16 fences and walls, accessory structures, lighting, paving materials, and signs.

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

Adopted this 18th day of July, 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.