

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2025 Legislative Session**

Bill No. CB-026-2025

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Ivey

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Development Standards in Transit-Oriented Zones – Parking in Senior-Serving Developments

3 For the purpose of modifying development standards to require a minimum number of off-street

4 parking spaces in senior-serving developments located in certain transit-oriented zones.

5 BY repealing and reenacting with amendments:

6 Section 27-4204,

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 (2023 Edition; 2024 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 27-4204 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 16 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 27-4. ZONES AND ZONE REGULATIONS.**

**SECTION 27-4200. BASE ZONES**

20 **Sec. 27-4204. Transit-Oriented/Activity Center Base Zones.**

**(b) Standards Applicable to all Transit-Oriented/Activity Center Base Zones**

**(1) Supplemental Development Standards**

**(D) Off-Street Parking**

**(i) Reduced Minimum Vehicle Parking Space Requirements**

Development in the Core area of the RTO-H, RTO-L, or LTO zones shall be exempt from the off-street vehicular parking standards in Section 27-6305(a), Minimum Number of Off-Street Vehicle Parking Spaces.

The minimum required number of off-street vehicle parking spaces for development in the Edge area of the RTO-H, RTO-L, or LTO zones, the Core area of the TAC zone, and the NAC zone, shall be 50 percent of the minimum requirements in Section 27-6305(a), Minimum Number of Off-Street Vehicle Parking Spaces.

Notwithstanding the other provisions of this Subsection, in all RTO and LTO zones for projects located greater than one-quarter mile of a transit station, measured from the transit station platform to the front door of the subject building, the minimum required number of off-street parking spaces for developments consisting of household living uses for older persons, as defined in Title 42 U.S.C. §3607(b)(2)(B) and regulations issued thereunder, shall be one (1) space per dwelling unit.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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: \_\_\_\_\_  
Edward P. Burroughs III  
Chair

ATTEST:

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Donna J. Brown  
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.

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