## COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL

## 2020 Legislative Session

| Bill No CB-49-2020   |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|
| Chapter No.  |  |  |  |  |  |  |  |  |
| Proposed and Presented by Council Member Anderson-Walker                                     |  |  |  |  |  |  |  |  |
| Introduced by  |  |  |  |  |  |  |  |  |
| Co-Sponsors  |  |  |  |  |  |  |  |  |
| Date of Introduction   |  |  |  |  |  |  |  |  |
| ZONING BILL  |  |  |  |  |  |  |  |  |
| AN ORDINANCE concerning  |  |  |  |  |  |  |  |  |
| Development in Mixed Use Zones located in Floodplains  |  |  |  |  |  |  |  |  |
| For the purpose of amending development regulations for Mixed Use Zones located in a FEMA    |  |  |  |  |  |  |  |  |
| floodplain to address severe flooding in portions of Prince George's County, MD.             |  |  |  |  |  |  |  |  |
| BY repealing and reenacting with amendments:   |  |  |  |  |  |  |  |  |
| Section 27-547,  |  |  |  |  |  |  |  |  |
| The Zoning Ordinance of Prince George's County, Maryland,                                    |  |  |  |  |  |  |  |  |
| being also   |  |  |  |  |  |  |  |  |
| SUBTITLE 27. ZONING.   |  |  |  |  |  |  |  |  |
| The Prince George's County Code  |  |  |  |  |  |  |  |  |
| (2019 Edition).  |  |  |  |  |  |  |  |  |
| 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 Section 27-547 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| be and the same is hereby repealed and reenacted with the following amendments:              |  |  |  |  |  |  |  |  |
| SUBTITLE 27. ZONING.   |  |  |  |  |  |  |  |  |
| PART 10. MIXED USE ZONES.  |  |  |  |  |  |  |  |  |
| DIVISION 3. USES PERMITTED.  |  |  |  |  |  |  |  |  |
| Sec. 27-547. Uses permitted.   |  |  |  |  |  |  |  |  |

|  | * * * * * * * * *  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  | (d) At least two (2) of the following three (3) categories shall be included on the                  |  |  |  |  |  |  |  |  |
| Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a         |  |  |  |  |  |  |  |  |  |
|  | Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following          |  |  |  |  |  |  |  |  |
| categories, provided that, in conjunction with an existing use on abutting property in the M-X-T |  |  |  |  |  |  |  |  |  |
|  | Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show |  |  |  |  |  |  |  |  |
|  | the location of the existing use and the way that it will be integrated in terms of access and       |  |  |  |  |  |  |  |  |
|  | design with the proposed development. The amount of square footage devoted to each use shall         |  |  |  |  |  |  |  |  |
|  | be in sufficient quantity to serve the purposes of the zone:   |  |  |  |  |  |  |  |  |
|  | (1) Retail Businesses;   |  |  |  |  |  |  |  |  |
|  | (2) Office, research, or industrial uses;  |  |  |  |  |  |  |  |  |
|  | (3) Dwellings, hotel, or motel.  |  |  |  |  |  |  |  |  |
|  | (e) For property placed in the M-X-T Zone by a Sectional Map Amendment approved afte                 |  |  |  |  |  |  |  |  |
|  | October 1, 2006, and recommended for mixed-use development in the General Plan, and a                |  |  |  |  |  |  |  |  |
|  | Master Plan, or Sector Plan for which a comprehensive land use planning study was conducted          |  |  |  |  |  |  |  |  |
|  | by Technical Staff prior to initiation, a Conceptual Site Plan submitted for any property located    |  |  |  |  |  |  |  |  |
|  | in the M-X-T Zone may include only one (1) of the above categories, provided that it conforms        |  |  |  |  |  |  |  |  |
|  | to the visions, goals, policies, and recommendations of the plan for that specific portion of the    |  |  |  |  |  |  |  |  |
|  | M-X-T Zone.  |  |  |  |  |  |  |  |  |
|  | (f) For property located in a FEMA Floodplain, a Conceptual Site Plan submitted may                  |  |  |  |  |  |  |  |  |
|  | include all of the above categories except for dwellings unless supported by determination of a      |  |  |  |  |  |  |  |  |
|  | Floodplain Study.  |  |  |  |  |  |  |  |  |
| Ш  |  |  |  |  |  |  |  |  |  |

| 1 | SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  |        |   |                                 |  |                                   |  |                |  |
|---|--|--------|---|---------------------------------|--|-----------------------------------|--|----------------|--|
| 2 | (45) calendar days after its adoption.   |        |   |                                 |  |                                   |  |                |  |
|   | Adopted this   | day of |   | , 2020.                         |  |                                   |  |                |  |
|   |  |        |   | COUNTY,<br>DISTRICT<br>THE MAR` | MARYLA<br>COUNCII<br>YLAND-V<br>IN PRINC | ND, SITTI<br>L FOR THA<br>VASHING | CE GEORGI<br>ING AS TH<br>AT PART O<br>FON REGIO<br>E'S COUN | E<br>F<br>ONAL |  |
|   |  |        |   |                                 |  |                                   |  |                |  |
|   | ATTEST:  |        |   | Todd M. Tu<br>Council Ch        |  |                                   |  |                |  |
|   | ATTEST.  |        |   |                                 |  |                                   |  |                |  |
|   |  |        |   |                                 |  |                                   |  |                |  |
|   | Donna J. Brown<br>Clerk of the Counc   | cil    |   |                                 |  |                                   |  |                |  |
|   | 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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|   |  |        |   |                                 |  |                                   |  |                |  |