

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

**2003 Legislative Session**

Bill No. \_\_\_\_\_ CB-75-2003

Chapter No. \_\_\_\_\_ 64

Proposed and Presented by \_\_\_\_\_ Council Member Hendershot

Introduced by \_\_\_\_\_ Council Member Hendershot

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

Date of Introduction \_\_\_\_\_ October 21, 2003

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of permitting multifamily dwellings in the C-O Zone under certain  
 4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-461(b),

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 (1999 Edition, 2002 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 27-461(b) 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 16 be and the same is hereby repealed and reenacted with the following amendments: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 6. COMMERCIAL ZONES.**

**DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.****(b) TABLE OF USES.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
<b>(1) COMMERCIAL:</b>						
* * * * *	*	*	*	*	*	*
<b>(6) Residential/Lodging:</b>						
Apartment housing for the elderly or physically handicapped	X	X	SE	X	X	X
Artists' residential studios, in accordance with Section 27-464.05 (CB-12-2001)	SP	X	SP	X	SP	X
Country Inn	X	X	P	SE	P	X
<u>Dwelling, Multifamily</u>	<u>P<sup>45</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations	P	P	P	P	P	X
* * * * *	*	*	*	*	*	*

<sup>45</sup> Multifamily condominium or rental units are permitted provided:

- (A) The use is located on one or more lots of less than 8 acres in size;
- (B) The property is located within a Center or a Corridor designated by the General Plan;
- (C) The adjoining properties are developed with institutional, commercial office, and residential uses;
- (D) Development of the site is subject to the regulations of the R-18 Zone for this use; and
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan shall include architectural review in order to ensure compatibility with the existing neighborhood.

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

Adopted this 25th day of November, 2003.

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: \_\_\_\_\_  
Peter A. Shapiro  
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.