

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2021 Legislative Session**

Bill No. CB-066-2021

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

Proposed and Presented by Council Member Hawkins

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

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

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

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-18 and C-S-C Zones

3 For the purpose of amending the Residential and Commercial table of uses in the Zoning  
4 Ordinance to permit mixed-use development in the R-18 (Multifamily Medium Density  
5 Residential Development) and C-S-C (Commercial Shopping Center) Zones of Prince George's  
6 County, under certain circumstances.

7 BY repealing and reenacting with amendments:

8 Sections 27-441 and 27-461,  
9 The Zoning Ordinance of Prince George's County, Maryland,  
10 being also

11 **SUBTITLE 27. ZONING.**

12 The Prince George's County Code  
13 (2019 Edition; 2020 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
16 District in Prince George's County, Maryland, that Sections 27-441 and 27-461 of the Zoning  
17 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
18 County Code, be and the same are hereby repealed and reenacted with the following  
19 amendments:

20 **SUBTITLE 27. ZONING.**

**PART 5. RESIDENTIAL ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(7) RESIDENTIAL/LODGING:</b>								
* * * * *	*	*	*	*	*	*	*	*
Dwelling, Multifamily								
(A) In general	P <sup>88</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>76</sup>	P <sup>6</sup>	X	X	X
* * * * *	*	*	*	*	*	*	*	*
(G) With ground floor commercial uses	X	X	X	P <sup>131,143</sup>	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

\* \* \* \* \*

**143** Permitted use, provided:

- (A) The proposed development is located on a lot(s) or parcel(s) of a minimum of five (5) acres in size;
- (B) The applicable area Master Plan or Sector Plan designates the lot(s) or parcel(s) as a future mixed-use rezoning area;
- (C) All commercial uses permitted in the C-S-C Zone shall be permitted on the ground floor of a multifamily building;
- (D) The lot(s) parcel(s) included in the proposed development are split zoned R-18 and C-S-C;
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- (F) Regulations concerning lot size, net lot area, lot coverage and green area, lot width, yards, building height, density, FAR, accessory buildings, and other regulations applicable to development in the R-18 and C-S-C Zones shall not apply. Instead, the approved Detailed Site Plan shall set forth all development regulations to be followed, and shall include review and approval of architectural elevations;
- (G) The Detailed Site Plan shall be subject to the Prince George’s County Landscape Manual;

**PART 6. COMMERCIAL ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.**

**(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
<b>(6) RESIDENTIAL/LODGING:</b>						
* * * * *	*	*	*	*	*	*
Dwelling, Multifamily	P <sup>46, 65</sup>	X	P <sup>50, 66, 75, 82, 87</sup>	X	P	X
* * * * *	*	*	*	*	*	*

\* \* \* \* \*

**87** Permitted use, provided:

- (A) The proposed development is located on a lot(s) or parcel(s) of a minimum of five (5) acres in size;
- (B) The applicable area Master Plan or Sector Plan designates the lot(s) or parcel(s) as a future mixed-use rezoning area;
- (C) Commercial uses permitted in the C-S-C Zone are located on the ground floor of a multifamily building;
- (D) The lot(s) parcel(s) included in the proposed development are split zoned R-18 and C-S-C;
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- (F) Regulations concerning lot size, net lot area, lot coverage and green area, lot width, yards, building height, density, FAR, accessory buildings, and other regulations applicable to development in the R-18 and C-S-C Zones shall not apply. Instead, the approved Detailed Site Plan shall set forth all development regulations to be followed, and shall include review and approval of architectural elevations;
- (G) The Detailed Site Plan shall be subject to the Prince George’s County Landscape Manual;

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2 date of its adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
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.