

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session**

Bill No. CB-074-2023
Chapter No. _____
Proposed and Presented by The Chairman (by request—Planning Board)
Introduced by _____
Co-Sponsors _____
Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning
2 The Landscape Manual of Prince George’s County—Omnibus Bill
3 For the purpose of reconciling certain terms, procedures, and other language of the new Landscape
4 Manual, being also and the same Section 27-6500 of the Zoning Ordinance of Prince George’s County,
5 Chapter 27, 2019 Laws of Prince George's County; revising certain procedures and regulations; and
6 adding clarification language to effectuate successful implementation and meet the County’s goals for a
7 new, modern, streamlined Zoning Ordinance.

8 BY repealing and reenacting with amendments:

- 9 Section 27-6500.
- 10 The Zoning Ordinance of Prince George's County, Maryland,
- 11 being also
- 12 SUBTITLE 27. ZONING.
- 13 The Prince George's County Code
- 14 (2019 Edition; 2022 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland,
16 sitting as the District Council for that part of the Maryland-Washington Regional District in Prince
17 George's County, Maryland, that the Landscape Manual, being also and the same Section 27-6500 of the
18 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
19 County Code, be and the same is repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-6 DEVELOPMENT STANDARDS

SECTION 27-6500 LANDSCAPING

SECTION 1: GENERAL INFORMATION AND PROCEDURES

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1 **1.1 Applicability**

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3 (k) All building and grading permits are subject to Section 4.6, Buffering Development from
4 Streets, except as stated in 1.1(f) and except for the following:

5 (1) Permits pertaining to an individual existing or proposed single-family detached dwelling.

6 (2) Permits for properties that contain an environmental setting of a historic site, resource, or
7 district or are located within the State of Maryland Rural Legacy Program, that abuts a special roadway.

8 * * * * *

9 (8) Permits for uses in Agricultural/Forestry Uses, Agricultural/ Forestry-Related Uses, and
10 Open Space Uses principal use categories are exempt from Sections 4.6(c)(1) and (2).

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12 **SUBTITLE 27. ZONING.**

13 **PART 27-6 DEVELOPMENT STANDARDS**

14 **SECTION 27-6500 LANDSCAPING**

15 **SECTION 3: LANDSCAPE ELEMENTS AND DESIGN CRITERIA**

16 * * * * *

17 **3.5. Other Landscape Design Considerations**

18 Other landscape design considerations include, but are not limited to, the existing development pattern of
19 and future vision for the area; use of sustainable landscaping; energy conservation measures; preservation
20 of existing trees in coordination with the requirements of the Woodland Conservation and Wildlife
21 Habitat Ordinance; safety considerations, including Crime Prevention Through Environmental Design
22 (CPTED) principles; planting in Rural and Agricultural areas and in urban farms and community gardens;
23 and environmental settings for historic sites, resources, and districts. Any proposed plantings within
24 County rights-of-way should be in accordance with Subtitle 23 of the County Code.

25 * * * * *

26 (c) Environmental Settings of Historic Sites, Resources, and Districts

27 The environmental setting of an historic site, resource, or district is an essential element of its
28 historic value. The environmental setting is the extent of the property protected as a historic site, resource,
29 or district on which the structures [is] are located, unless the environmental setting has been reduced or
30 enlarged by the action of the Prince George’s County Historic Preservation Commission after careful
31 consideration of the historic and natural features and landscape character of the property. Many historic
32 sites, resources, or districts in Prince George’s County are still rural in character. The integrity of these
33 sites, resources, or districts should not be compromised by incompatible adjacent development.

34 Developing properties adjacent to designated historic sites, resources, or districts should minimize

1 adverse visual impact on the historic site, resource, or district and its environmental setting by sensitive
 2 siting of built elements, providing buffer areas that preserve existing trees, or landscaping to be as
 3 compatible as possible with the environmental setting.

4 The use of historically-used plant materials should be considered when planting around an historic
 5 site, resource, or district. Vegetative materials referred to in historic manuals of gardens are visually
 6 recognizable by people as plant materials they can relate to and remember.

7 * * * * *

8 **SUBTITLE 27. ZONING.**

9 **PART 27-6 DEVELOPMENT STANDARDS**

10 **SECTION 27-6500 LANDSCAPING**

11 **SECTION 4: LANDSCAPE STANDARDS**

12 **4.1. Residential Requirements**

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14 **(d) Demonstrating Compliance**

15 The landscape plan shall include a schedule as provided in Schedules 4.1-1, 4.1-2, 4.1-3, and 4.1-4 that
 16 demonstrates compliance with the requirements of this section.

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SAMPLE SCHEDULE 4.1-1 RESIDENTIAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED LOTS*		
Lot size range		Square Feet
Number of lots		Lots
Area of Common Open Space		Square Feet
	<i># of Trees Required</i>	<i># of Trees Provided</i>
PER LOT		
Shade Trees		
Evergreen /Ornamental trees		
Existing Shade Tree to remain		
<u>Area of lot planted with shrubs, perennials, and/or ground cover</u>	<u>S.F. Required</u>	<u>S.F. Provided</u>
COMMON AREA		
Shade Trees (1/1000 s.f.)		
25 plant units per 1000 s.f.:		
Evergreen Trees		
Ornamental Trees		
Shrubs, Perennials & Groundcover		
Existing Shade Trees		

**SAMPLE SCHEDULE 4.1-1
RESIDENTIAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED LOTS***

*NOTE: SEPARATE SCHEDULES SHALL BE PROVIDED BY APPLICANT FOR EACH LOT SIZE TYPE.

**SAMPLE SCHEDULE 4.1-4
RESIDENTIAL REQUIREMENTS FOR MULTIFAMILY DWELLINGS**

Green Area provided:	<i>sq. ft.</i>
Total number of Shade Trees required:	(1:1,000 SF)
Total number of Planting Units required:	(25 Planting Units per 1,000 SF)

Total number of Shade Trees provided:	
Total number of existing Shade Trees to be saved (min. 2.5" dbh and located within Green Area but outside of flood plain)	
Total number of Ornamental and Evergreen trees provided:	PUs
Total number of Shrubs and Perennials provided:	PUs
Total number of Planting Units provided:	PUs

CHECKLIST OF AREAS PLANTED

1. <u>Open space areas and facilities</u>	
2. <u>Property boundary area (other than buffer requirements)</u>	
3. <u>Entry areas</u>	
4. <u>Entry drive and circulation (other than landscape strips and street tree requirements)</u>	
5. <u>Areas between and around buildings and parking areas (other than parking lot and building frontage zone requirements)</u>	

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4.4. Screening Requirements

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(c) Requirements

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(6) Vehicle-Related Uses

All uses in the Vehicle Sales and Service principal use category, shall be completely screened from any adjoining existing residential use, land in any Residential zone, or land in any other zone proposed to be used for residential purposes on an approved Planned Development basic plan, or any approved detailed site plan or special exception site plan.

* * * * *

4.7. Buffering Incompatible Uses

* * * * *

(c) Requirements

The bufferyard is made up of the building setback and the landscape yard. The building setback may be established by the Zoning Ordinance or required in this Manual; whichever is greater shall apply. The building setback as required in the Zoning Ordinance is not in addition to the setback required by the Landscape Manual.

Within a Transit-Oriented/Activity Center base or Planned Development zone, bufferyards shall be required only on the perimeter of the zone, adjacent to vacant land or development outside the zone. In these instances, the bufferyard width and planting requirements are reduced to 50 percent of what would normally be required. If the bufferyard requirement allows for a 50 percent reduction for the incorporation of a 6-foot-high opaque fence, the 50 percent reduction allowed in the edge areas for a type C or greater bufferyard is in addition to that allowance, but the landscape yard shall not be less than 10 feet and the building setback shall not be less than 20 feet.

(1) If the abutting property is not a Historic Site, Resource, or District (see Section 4.7(c) [(8)](13)), the following methodology shall be used to determine the required bufferyard width and quantity of plant materials between two adjacent uses:

(A) Locate the proposed development (nonresidential uses only) in [Section Section,] Table 4.7-1. (Note the proposed use)

(B) Locate the Existing Use on Abutting Land in Table 4.7-1. Note the Proposed Use and which bufferyard type to apply. If a developing lot adjoins a vacant lot, see Section 4.7(c)[(6)](11). If a developing lot adjoins nonconforming uses, see Section 4.7(c)[(7)](12). If a developing lot adjoins a historic site, see Section 4.7(c)[(8)](13).

* * * * *

(9) Consult Table 4.7-1, Minimum Bufferyard Requirements. Locate the use categories for the proposed use and the adjoining use along the appropriate axis. Read down and over to determine the required bufferyard type.

(A) Development in the Planned Development zones only applies these standards on the perimeter of the Planned Development zone, adjacent to vacant land or development outside the Planned Development Zone.

(B) Development in the Transit-Oriented/Activity Center base or Planned Development zones only apply these standards on the edge of the zone, adjacent to vacant land or development outside the Transit-Oriented/Activity Center base or Planned Development zone.

TABLE 4.7-1 MINIMUM BUFFERYARD REQUIREMENTS
A=Type A Bufferyard B= Type B Bufferyard C= Type C Bufferyard
D= Type D Bufferyard E= Type E Bufferyard N/A= Not Applicable

EXISTING USE ON ABUTTING LAND ²	PROPOSED USES ²						
	Single-family detached; Two-family; Manufactured home; Agricultural/Forestry uses; and Open Space uses	Townhouse; Three-family; Manufactured Home Park; and Agricultural/Forestry-Related uses	Multifamily; Live/Work; and Group Living uses;	Civic, Public, and Institutional uses (except Transportation uses; Educational uses; hospital; and major utility facility)	Commercial uses; mixed-use development; parking facility; Transportation uses; Educational uses; hospital; and major utility facility ⁴	Industrial uses (except Extraction uses; slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills)	Extraction uses, slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and Landfills
Single-family detached; Two-family; Manufactured home; Agricultural/Forestry uses; and Open Space uses	None	A ¹	B ¹	B ¹	C ¹	D ¹	E
Townhouse; Three-family; Manufactured Home Park; and Agricultural/Forestry-Related uses	A	None	A ¹	A ¹	B ¹	D ¹	E
Multifamily; Live/Work; and Group Living uses	B	A	None	A ¹	B ¹	D ¹	E

TABLE 4.7-1 MINIMUM BUFFERYARD REQUIREMENTS							
A=Type A Bufferyard B= Type B Bufferyard C= Type C Bufferyard D= Type D Bufferyard E= Type E Bufferyard N/A= Not Applicable							
EXISTING USE ON ABUTTING LAND ²	PROPOSED USES ²						
	Single-family detached; Two-family; Manufactured home; Agricultural/Forestry uses; and Open Space uses	Townhouse; Three-family; Manufactured Home Park; and Agricultural/Forestry-Related uses	Multifamily; Live/Work; and Group Living uses;	Civic, Public, and Institutional uses (except Transportation uses; Educational uses; hospital; and major utility facility)	Commercial uses; mixed-use development; parking facility; Transportation uses; Educational uses; hospital; and major utility facility ⁴	Industrial uses (except Extraction uses; slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills)	Extraction uses, slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and Landfills
Civic, Public, and Institutional uses (except Transportation uses; Educational uses; hospital; and major utility facility)	B	B	A	None	A ¹	C ¹	D
Commercial uses; mixed-use development; parking facility; Transportation uses; Educational uses; hospital; and major utility facility ⁴	C	C	B	B	None	C ¹	D

TABLE 4.7-1 MINIMUM BUFFERYARD REQUIREMENTS							
A=Type A Bufferyard B= Type B Bufferyard C= Type C Bufferyard D= Type D Bufferyard E= Type E Bufferyard N/A= Not Applicable							
EXISTING USE ON ABUTTING LAND ²	PROPOSED USES ²						
	Single-family detached; Two-family; Manufactured home; Agricultural/Forestry uses; and Open Space uses	Townhouse; Three-family; Manufactured Home Park; and Agricultural/Forestry-Related uses	Multifamily; Live/Work; and Group Living uses;	Civic, Public, and Institutional uses (except Transportation uses; Educational uses; hospital; and major utility facility)	Commercial uses; mixed-use development; parking facility; Transportation uses; Educational uses; hospital; and major utility facility ⁴	Industrial uses (except Extraction uses; slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills)	Extraction uses, slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and Landfills
Industrial uses (except Extraction uses; slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills)	D	D	D	D	C	None	B

TABLE 4.7-1 MINIMUM BUFFERYARD REQUIREMENTS
A=Type A Bufferyard B= Type B Bufferyard C= Type C Bufferyard
D= Type D Bufferyard E= Type E Bufferyard N/A= Not Applicable

EXISTING USE ON ABUTTING LAND ²	PROPOSED USES ²						
	Single-family detached; Two-family; Manufactured home; Agricultural/Forestry uses; and Open Space uses	Townhouse; Three-family; Manufactured Home Park; and Agricultural/Forestry-Related uses	Multifamily; Live/Work; and Group Living uses;	Civic, Public, and Institutional uses (except Transportation uses; Educational uses; hospital; and major utility facility)	Commercial uses; mixed-use development; parking facility; Transportation uses; Educational uses; hospital; and major utility facility ⁴	Commercial uses; mixed-use development; parking facility; Transportation uses; Educational uses; hospital; and major utility facility ⁴	Industrial uses (except Extraction uses; slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills)
Extraction uses, slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills	E	E	E	E	D	B	None

1. Indicates the maximum buffer that may be required. If all or part of the landscape buffer has been provided on the adjacent property, was required by the Landscape Manual, and is shown on a landscape plan approved in accordance with this section, the proposed use may only provide that amount of the buffer that has not been provided on the adjacent property.

2. See [Division] Part 5: Use Regulations and Sections [27-2.300,] 27-2400, Principal Use Classification[s and Interpretations], and [27-2.400, Terms and Uses Defined] 27-2500, Definitions, for more detailed information on the use categories and the uses.

3. Letters in cell correspond to the Bufferyard Types required in Table 4.7-1: Bufferyard Types

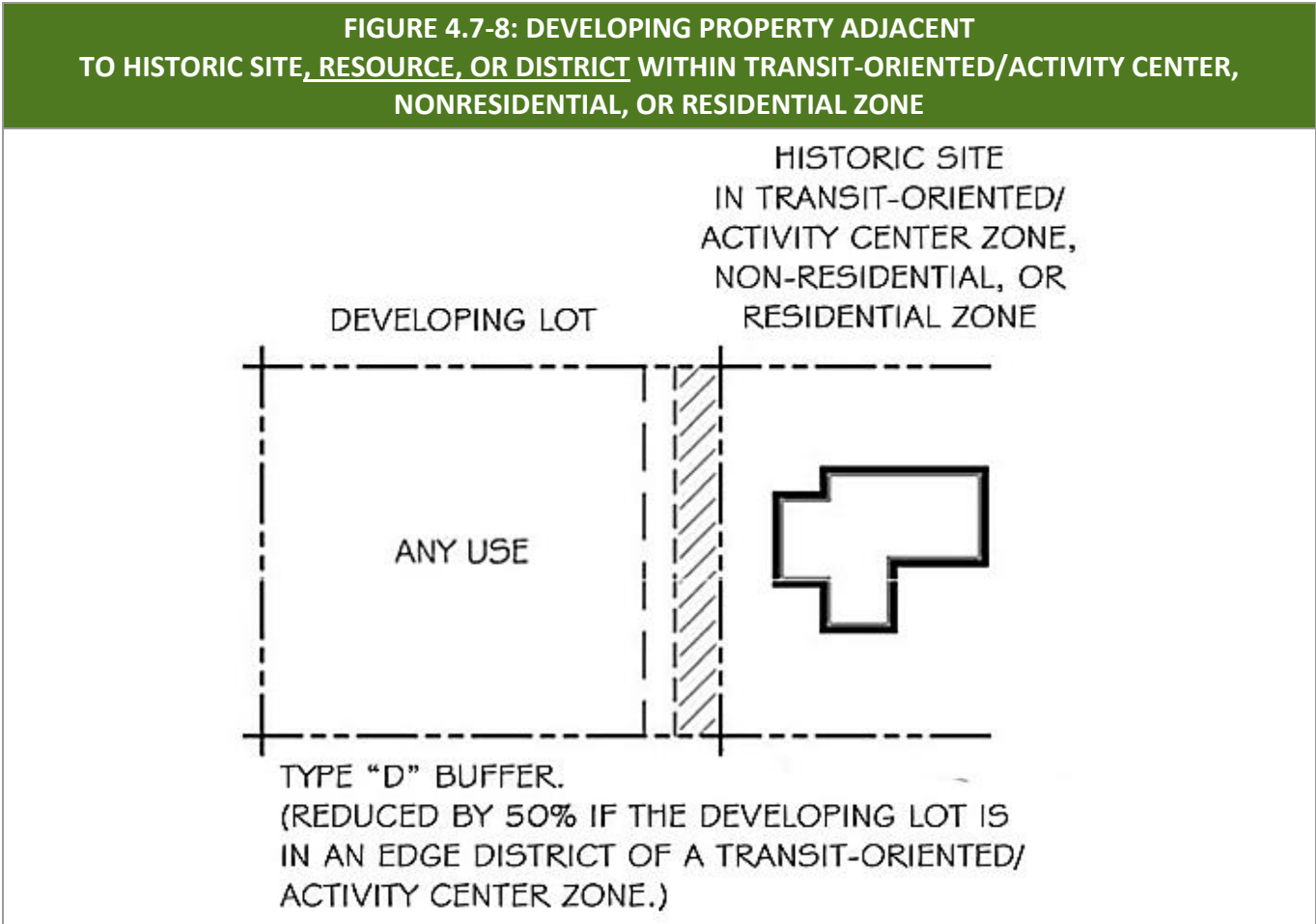
4. Mixed-use, shopping center, and multi-building development designed under a unified plan of development shall provide buffers around the perimeter of the development, except where commercial development is proposed adjacent to residential development.

* * * * *

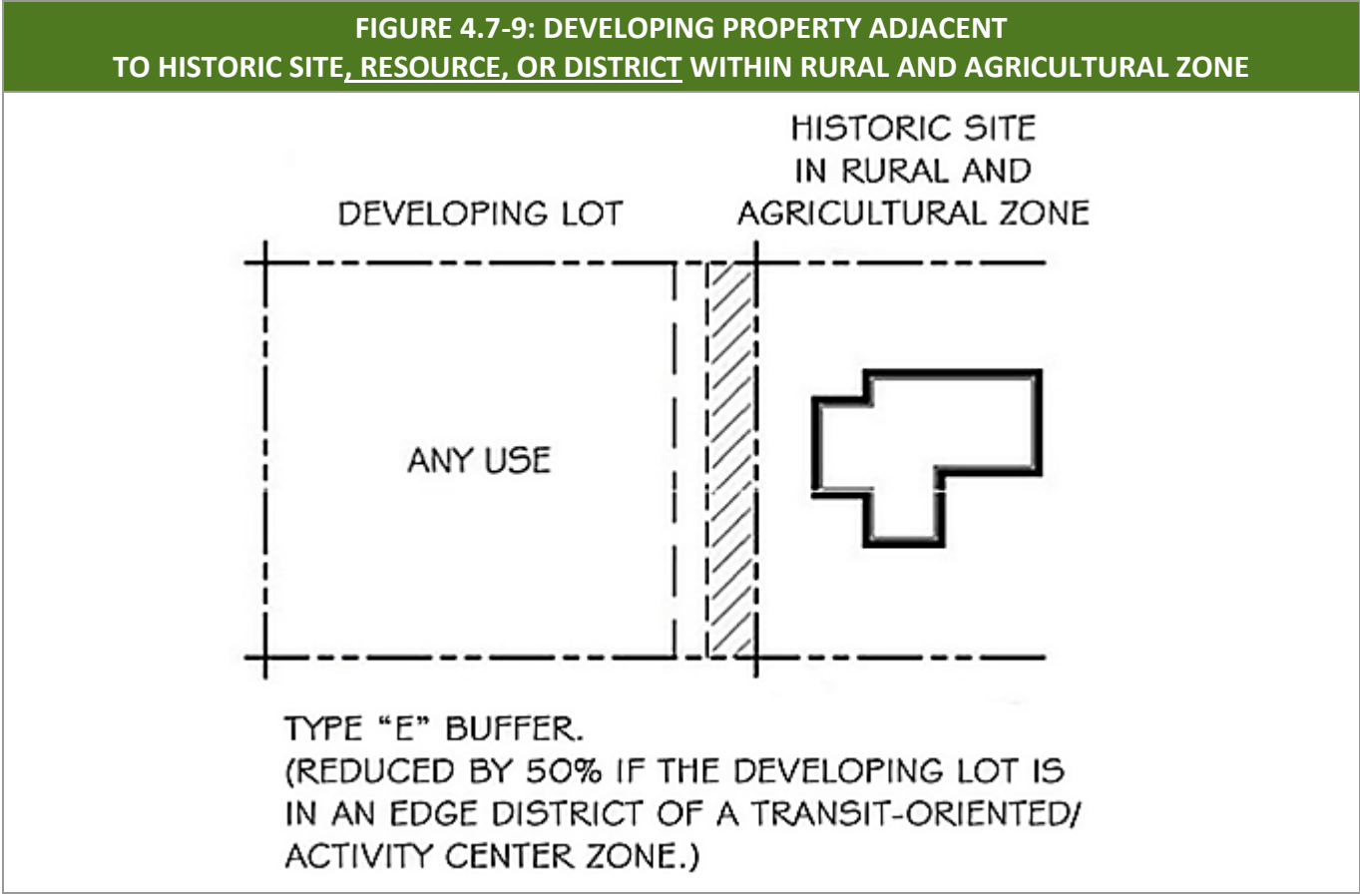
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(13) Developing Lots Adjacent to Historic Sites, Resources, or Districts

1 (A) If a developing lot adjoins a designated historic site, resource, or district (except
 2 underground archeological sites) located within a Transit-Oriented/Activity Center based or Planned
 3 Development, Nonresidential, or Residential zone, the developing lot shall provide a Type “D” buffer
 4 along the entire shared property line (see Table 4.7-2, Bufferyard Types and Figure 4.7-8). This buffer
 5 may be reduced by up to 50 percent if the developing lot is in the edge area of a Transit-Oriented/Activity
 6 Center base or Planned Development zone. The developing lot is exempt from this requirement if both the
 7 developing lot and the adjoining historic lot are in a Transit-Oriented/Activity Center base or Planned
 8 Development zone.



9
 10 (B) If a developing lot adjoins a designated historic site, resource, or district (except
 11 underground archeological sites) located within the Rural and Agricultural zones, the developing lot shall
 12 provide a Type “E” buffer along the entire shared property line (see Table 4.7-2, Bufferyard Types and
 13 Figure 4.7-9). This buffer may be reduced by up to 50 percent if the developing lot is in the edge area of a
 14 Transit-Oriented/Activity Center base or Planned Development zone.



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4.8. Building Frontage Landscape Requirements

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(d) Demonstrating Compliance

The landscape plan shall include a schedule as follows for all building frontages demonstrating compliance with the requirements of this section.

SAMPLE SCHEDULE 4.8-1 BUILDING FRONTAGE ZONE (NONRESIDENTIAL USE OR MIXED-USE)	
Total length of Building Frontage	<i>linear feet</i>
[Number of Shade Trees required at 1 per 40 linear feet]	
[Number of Shade Trees provided in the right-of-way or per Section 4.10, if applicable]	
[Number of Shade Trees required less those within the right-of-way or per Section 4.10]	
[Total number of Shade Trees provided]	

SAMPLE SCHEDULE 4.8-1 BUILDING FRONTAGE ZONE (NONRESIDENTIAL USE OR MIXED-USE)		
[Building Frontage Zone greater than 25 feet in depth]		[sq. ft.]
[Number of Ornamental Trees required at 1 per 1,000 sf]		
[Number of Ornamental Trees Substitutes]		
[Total number of Ornamental Trees provided]		[planting units]
Building Frontage Zone less than 25 feet in depth	$\frac{\text{linear feet} \times \text{depth}}{\text{sf}} \times 8\%$	sf of planted area req.
Building Frontage Zone 25 to 40 feet	$\frac{\text{linear feet} \times \text{depth}}{\text{sf}} \times 20\%$	sf of planted area req.
Total square feet of planted area required		sf of planted area req.
Total square feet of planted area provided		sf of planted area
[Tree planters]	[sf]	[sf of planted area provided]
Total area of shrubs and/or perennials provided in [tree planters] planted area	_____ total sf x 50%	_____ sf of provided
[All other planted areas]	[_____ sf x 100%]	[sf of planted area req.]
<u>Number of Shade Trees required at 1 per 40 total linear feet</u>		
<u>Number of Shade Trees provided in the right-of-way or per Section 4.10, if applicable</u>		
<u>Number of Shade Trees required less those within the right-of-way or per Section 4.10</u>		
<u>Total number of Shade Trees provided</u>		
<u>Number of substitute Ornamental Trees</u>		
<u>Number of Ornamental Trees required at 1 per 1,000 sf of area greater than 25 feet in depth</u>		
<u>Total number of Ornamental Trees provided</u>		

1

SAMPLE SCHEDULE 4.8 -2 BUILDING FRONTAGE ZONE (RESIDENTIAL USE)	
Total length of Building Frontage	linear feet
[Number of Shade Trees required at 1 per 30 linear feet]	
[Number of Shade Trees provided in the right-of-way or per Section 4.10, if applicable]	

SAMPLE SCHEDULE 4.8 -2 BUILDING FRONTAGE ZONE (RESIDENTIAL USE)		
[Number of Shade Trees required less those within R/W or per Section 4.10]		
[Total number of Shade Trees provided]		
[Building Frontage Zone greater than 25 feet in depth]		[sq. ft.]
[Number of Ornamental Trees required at 1 per 1,000 sf]		
[Number of Ornamental Trees Substitutes]		
[Total number of Ornamental Trees provided]		[planting units]
Building Frontage Zone 14 feet or less	$\frac{\text{linear feet} \times \text{depth}}{\text{sf}} \times 8\%$	sf of planted area req.
Building Frontage Zone 14 to 25 feet	$\frac{\text{linear feet} \times \text{depth}}{\text{sf}} \times 60\%$	sf of planted area req.
Building Frontage Zone 25 to 40 feet	$\frac{\text{linear feet} \times \text{depth}}{\text{sf}} \times 70\%$	sf of planted area req.
Total square feet of planted area required		sf of planted area req.
Total square feet of planted area provided		sf of planted area
<u>Total area of shrubs and/or perennials provided in planted area</u>		
<u>Number of Shade Trees required at 1 per 30 linear feet</u>		
<u>Number of Shade Trees provided in the right-of-way or per Section 4.10, if applicable</u>		
<u>Number of Shade Trees required less those within the right-of-way or per Section 4.10</u>		
<u>Total number of Shade Trees provided</u>		
<u>Number of substitute Ornamental Trees</u>		
<u>Number of Ornamental Trees required at 1 per 1,000 sf of area greater than 25 feet in depth</u>		
<u>Total number of Ornamental Trees provided</u>		
[Tree planters]		[sf of planted area provided]
[Tree grates]	[sf]	[no planting required]
[Total area of shrubs and/or perennials provided in tree planters]	[____ sf x 50%]	[Sf of provided]

**SAMPLE SCHEDULE 4.8 -2
BUILDING FRONTAGE ZONE (RESIDENTIAL USE)**

[All other planted areas]	[_____ sf x 100%]	[sf of planted area provided]
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4.10. Street Trees (For Private Streets)

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(c) Requirements

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(6) Street tree planting beds in the Transit-Oriented/Activity Center base and Planned Development zones may be reduced further to 4 feet wide from back of curb but shall have a length of 12 feet long and a minimum of 36 square feet of surface area per tree shall be provided. The use of structural soil, protected uncompacted soils, or other techniques to ensure the survival of street trees may be required. Details and specifications of such techniques shall be provided on the landscape plan (See Figure 4.10-2).

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SUBTITLE 27. ZONING.

PART 27-6 DEVELOPMENT STANDARDS

SECTION 27-6500 LANDSCAPING

GLOSSARY OF TERMS

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HISTORIC SITE, RESOURCE, OR DISTRICT As identified on the Prince George’s County Approved Historic Sites and Districts Plan as a designated historic site, resource, or district or that is noted on the National Register of Historic Places.

* * * * *

SECTION 2. BE IT FURTHER ENACTED that the provisions of this Ordinance are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Ordinance, since the same would have been enacted without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this ____ day of _____, 2023.

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
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.