

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session**

Bill No. CB-53-2018

Chapter No. 39

Proposed and Presented by Council Member Glaros

Introduced by Council Members Glaros, Davis, Turner, Taveras and Franklin

Co-Sponsors _____

Date of Introduction September 18, 2018

ZONING BILL

1 AN ORDINANCE concerning

2 Zoning Definitions—Expedited Transit Oriented Development Project

3 For the purpose of amending the definition of "Transit Oriented Development Project,
4 Expedited" in the Zoning Ordinance.

5 BY repealing and reenacting with amendments:

6 Section 27-107.01,

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 (2015 Edition, 2017 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 217-107.01 of the Zoning Ordinance
15 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County
16 Code, be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 2. GENERAL.**

19 **DIVISION 1. DEFINITIONS.**

1 **Sec. 27-107.01. Definitions.**

2 (a) Terms in the Zoning Ordinance are defined as follows:

3 * * * * *

4 (242.) Transit Oriented Development Project, Expedited: A development proposal,
5 designated for expedited review in accordance with Section 27-290.01 of this Subtitle, where:

6 (A) the subject property is located entirely within a Transit District Overlay Zone
7 ("TDOZ"),

8 (B) for a constructed Washington Metropolitan Area Transit Authority
9 ("WMATA") Metrorail station for which there is no approved TDOZ, the subject property has
10 greater than fifty percent (50%) of its net lot area located within a one-half mile radius of the
11 constructed WMATA Metrorail station as measured from the center of the transit station
12 platform,

13 (C) the subject property is located entirely within the Bowie State Maryland Area
14 Regional Commuter ("MARC") Station Community Center designation area as defined in the
15 Approved Bowie State MARC Station Sector Plan and Sectional Map Amendment, [or]

16 (D) the subject property will be developed for a public building or public use, to
17 be operated or occupied by any department or branch of federal or state government for public
18 purposes, excluding warehouses; the public building or public use included in the project is
19 subject to an executed lease, or letter of intent to enter into a lease, with a term of not less than
20 20 years; the total density of the public building or public use is a minimum of five hundred
21 thousand (500,000) square feet; greater than fifty percent (50%) of its net lot area is located
22 within a one-half mile radius of a constructed WMATA Metrorail station as measured from the
23 center of the transit station platform; and the project would not otherwise be subject to
24 Mandatory Referral in accordance with Land Use Article § 20-301 of the Annotated Code of
25 Maryland [.] , or

26 (E) the subject property is located entirely within a one-half mile radius of a
27 proposed Purple Line station as measured from the proposed center of the transit station
28 platform.

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

Adopted this 23rd day of October, 2018.

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: _____
Dannielle M. Glaros
Chair

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.