

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

Bill No. CB-018-2023

Chapter No. 6

Proposed and Presented by Council Members Dernoga, Blegay, Burroughs, Ivy, Olson, Oriadha

Introduced by Council Members Dernoga, Blegay, Burroughs, Ivey, Olson and Oriadha

Co-Sponsors _____

Date of Introduction December 12, 2022

ZONING BILL

1 AN ORDINANCE concerning
2 Zoning—Zones and Zone Regulations—Base Zones—Expedited Transit-Oriented Development
3 For the purpose of repealing CB-97-2022 and reinstating the development regulations applicable
4 to certain expedited transit-oriented development in Transit-Oriented/Activity Center Base Zones
5 within the new Zoning Ordinance of Prince George’s County, being also Chapter 37, 2018 Laws
6 of Prince George’s County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of
7 Prince George’s County, Maryland (CB-98-2021).

8 BY repealing:

9 Section 27-4204,
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,
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
17 District in Prince George's County, Maryland, that Section 27-4204 of the Zoning Ordinance of
18 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
19 be and the same is hereby repealed:

SUBTITLE 27. ZONING.

PART 27-4. ZONES AND ZONE REGULATIONS.

SECTION 27-4200. BASE ZONES.

Sec. 27-4204. Transit-Oriented/Activity Center Base Zones.

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(b) Standards Application to all Transit-Oriented/Activity Center Base Zones

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[(2) Expedited Transit-Oriented Development Design Standards.]

[(A) Where there is an existing residential or commercial use that is to be re-developed as a mixed-use development project in accordance with the Expedited Transit-Oriented Development Review, Section 27-3619 and is within the LTO Zone, then the redevelopment of the subject property shall be subject to a Detailed Site Plan approval process in accordance with Section 27-3619 of this Subtitle.]

[(B) The regulations for development in the LTO Zones and Section 27-4204 shall not apply to a property within 2,500 feet of an existing metro rail station. Instead, development regulations concerning density, setbacks, parking, loading, curb-cuts, driveway aisles, building height, landscaping, neighborhood compatibility standards, Floor Area ratio (FAR), and other development standards shall be established with and shown on the approved Detailed Site Plan.]

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

Adopted this 17th day of January, 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