

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2011 Legislative Session**

Bill No. CB-6-2011

Chapter No. 7

Proposed and Presented by The Chairman (by request – Planning Board)

Introduced by Council Member Turner

Co-Sponsors _____

Date of Introduction June 14, 2011

ZONING BILL

1 AN ORDINANCE concerning

2 Zoning – Definitions – Gross Floor Area

3 For the purpose of amending the definition of Gross Floor Area in the Zoning Ordinance

4 BY repealing and reenacting with amendments:

5 Section 27-107.01 (a)(105),

6 The Zoning Ordinance of Prince George's County, Maryland,

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2007 Edition, 2010 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
13 District in Prince George's County, Maryland, that Section 27-107.01 (a)(105) of the Zoning
14 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
15 County Code, be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 2. GENERAL.**

18 **DIVISION 1. DEFINITIONS.**

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(104) **Gross Commercial or Industrial Intensity:** The average "Floor Area Ratio" of all commercial or industrial land within a tract that comprises a single Comprehensive Design Zone development. It includes land devoted to both public and private facilities, but does not include "Street" rights-of-way which exist at the time of application and abut the perimeter of the tract. The average "Floor Area Ratio" is the total "Gross Floor Area" of the commercial/industrial development divided by the "Gross Tract Area."

(105) **Gross Floor Area:** The total number of square feet of floor area in a "Building," excluding those portions of a "Basement" used exclusively for storage or other areas used exclusively for the mechanical elements of a "Building," and uncovered steps and porches, but including the total floor area of "Accessory Buildings" on the same "Lot." All horizontal measurements shall be made between the exterior faces of walls, columns, foundations, or other means of support or enclosure. It includes walkways or plazas within "Wholly Enclosed" shopping malls but does not include covered walkways or plazas in other shopping centers, or other areas covered solely by "Canopies." (Abbreviated as "GFA.")

(106) **Gross Leasable Area:** The total floor area designed for owner or tenant occupancy and exclusive use (including "Basements" and "Attics"). It is expressed in square feet, measured from the center lines of joint partitions and exteriors of outside walls. (Abbreviated as "GLA".)

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

Adopted this 12th day of July, 2011.

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: _____
Ingrid M. Turner
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.