## COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL

## 2025 Legislative Session

Bill No.	CB-041-2025
	nted by Council Member Ivey
Introduced by	
Date of Introduction	
	ZONING BILL
AN ORDINANCE co	ncerning
	Green Building Standards – Universal Design
For the purpose of rep	ealing Section 27-61603(b) Universal Design, The Zoning Ordinance of
Prince George's Coun	ty, Maryland, as universal design implementation is required, absent an
exemption or waiver,	pursuant to Subtitle 4. Building, Division 6. Universal Design for Housing,
Prince George's Coun	ty Code; and generally regarding zoning and universal design for housing.
BY repealing:	
	Section 27-61603(b) Universal Design,
	The Zoning Ordinance of Prince George's County, Maryland,
	being also
	SUBTITLE 27. ZONING.
	The Prince George's County Code
	(2023 Edition; 2024 Supplement).
SECTION 1. BE	E IT ENACTED by the County Council of Prince George's County,
Maryland, sitting as th	e District Council for that part of the Maryland-Washington Regional
District in Prince Geor	rge's County, Maryland, that Section 27-61603(b) Universal Design of the
Zoning Ordinance of l	Prince George's County, Maryland, being also Subtitle 27 of the Prince
George's County Code	e, be and the same is hereby repealed:

			SUB	<b>FITLE 27.</b>	ZONING.					
		PAR	T 27-6. DI	EVELOPM	IENT STA	NDARD	S.			
Sec. 2	27-61603. G	reen Buildi	ing Standa	rds						
(	(a) Minimu	ım Amount	t of Points	Required						
evel	opment subj	ject to the st	tandards of	this Sectio	n shall achi	eve the fo	ollowing	minim	um	
umb	er of points	from the me	enu of option	ons shown i	in Table 27	-61603(b)	: Green I	Buildii	ng Poir	nt
ystei	m.									
	(1) Min	imum Requ	uirements	for Reside	ntial Devel	opment				
	<b>(A</b> )	) 10 to 25 ur	nits: 3 poin	ts.						
	<b>(B</b> )	) 25 or more	e units: 4 p	oints.						
	(2) Min	nimum Req	uirements	for Non-R	Residential	Developn	nent			
	<b>(A</b> )	) 25,000 to	75,000 squ	uare feet: 3	points.					
	<b>(B</b> )	) More than	n 75,000 sq	uare feet: 4	points.					
	(b) Croon I									
(	(b) Green i	<b>3uilding Po</b>	oint Systen	1						
(		Building Po oment subject	•		his Section	shall use	Table 27	-6160	3(b):	
(	Develop	C	ct to the sta	andards of t					3(b):	
(	Develop	oment subject	ct to the stant System,	andards of t		ce with th	nis Sectio	on.		
	Develop	oment subject	ct to the stant System,	andards of t	ne complian	ce with th	nis Sectio	on.		
	Develop Green B	oment subjects  Building Point  Table	ct to the stant System,  27-61603(	andards of to determing  b): Green	ne complian	ce with the	em Points	on.	ned	
*	Develop Green B	oment subjects Building Point Table	ct to the stant System,  27-61603(	andards of to determine b): Green  * [Uni	ne complian  Building Po  *  versal Desi	ce with the	em Points	on. s Earr	ned	
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- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Reachable outlets and switches.]

[Provide the following universal design features in 50% of the residential units in the development:

- A no-step entry on an accessible route to the unit;
- First floor kitchen, bathroom and a bedroom;
- The following elements to allow maneuvering space:
  - A 32" clear opening at doorways;

1.00

- o A 36" clear passage;
- o 42" wide hallways; and
- o 30" X 48" clear space next to bathroom sink, tub/shower and toilet;
- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Reachable outlets and switches.]

[Provide the following universal design features in 66% of the residential units in the development:

- A no-step entry on an accessible route to the unit;
- First floor kitchen, bathroom and a bedroom;
- The following elements to allow maneuvering space:
  - o A 32" clear opening at doorways;
  - o A 36" clear passage;
  - o 42" wide hallways; and
  - 30" X 48" clear space next to bathroom sink, tub/shower and toilet; 1.50
- Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and
- Grab bars in first floor bathroom(s) by commode and in shower(s);
- Handicap accessible shower in first floor bathroom(s);
- Raised toilet seats in first floor bathroom(s); and
- Reachable outlets and switches.]

SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act 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 Act, since the same would have been enacted without the incorporation in this Act 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	, 2025.	
		COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONADISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND	
ATTEST:		BY:  Jolene Ivey Chair	
Donna J. Brown Clerk of the Council			
KEY: <u>Underscoring</u> indicates [Brackets] indicate lan Asterisks *** indicate	guage deleted		