

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2021 Legislative Session**

Bill No. CB-50-2021  
Chapter No. 39  
Proposed and Presented by Council Member Davis  
Introduced by Council Member Davis  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 12, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 Residential Estate (R-E) Zone

3 For the purpose of permitting a mix of residential and commercial/retail uses in the Residential  
4 Estate (R-E) Zone, under certain requirements.

5 BY repealing and reenacting with amendments:

6 Section 27-441(b),

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 (2019 Edition; 2020 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 27-441(b) of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same are hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>(1) COMMERCIAL:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception).	X	X	X	[X]P <sup>143</sup>	P <sup>104</sup>	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception).	X	X	X	P <sup>143</sup>	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

\* \* \* \* \*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(1) COMMERCIAL:</b>								
* * * * *	*	*	*	*	*	*	*	*
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception).	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>								
* * * * *	*	*	*	*	*	*	*	*
<u>Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception).</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*

**143** Provided, and notwithstanding any other provision of this Subtitle, that:

- (a) The uses are located on property or an assemblage of adjacent properties that:
  - (1) Prior to its subdivision to create any residential and commercial parcels or lots had a land area of at least twenty (20) acres;
  - (2) A portion of the boundary of the assemblage of adjacent properties is located at, and has frontage on, two intersecting roadways with a functional transportation classification of arterial or higher on the Master Plan of Transportation;
  - (3) A portion of the boundary of the assemblage of adjacent properties is adjacent to property that is located in a mixed-use zone or planned community zone.
  
- (b) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle. Regulations concerning the net lot area, lot coverage, and green area, lot/width frontage, yards, building height, density, accessory buildings, minimum area for development, and any other requirements of the R-E Zone shall not apply. The maximum residential density shall not exceed 200 dwelling units. The applicable regulations for the M-X-T Zone as set forth in

Sections 27-544(a) and 27-548(h) shall apply.

(c) Notwithstanding the Table of Uses for the M-X-T Zone in Section 27-547(b), a gas station shall be prohibited. All other uses must be consistent with uses in the M-X-C Zone.

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

Adopted this 16<sup>th</sup> day of November, 2021.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
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.