

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

Bill No. CB-084-2021

Chapter No. 49

Proposed and Presented by Council Members Hawkins, Harrison, Glaros, Taveras, Turner,  
Davis, and Franklin

Introduced by Council Members Glaros, Hawkins, Harrison, Taveras, Turner, Davis, Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction October 12, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 The Zoning Ordinance of Prince George’s County

3 For the purpose of revising the Landscape Manual of Prince George’s County, being also and the  
4 same Subtitle 27 of the County Code, adopted by the County Council of Prince George’s  
5 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
6 Regional District in Prince George’s County, Maryland, as CB-65-2018 on October 23, 2018.

7 BY repealing and reenacting with amendments:

8 Section 27-6500

9 The Zoning Ordinance of Prince George's County, Maryland,  
10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code  
13 (2019 Edition; 2020 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
16 District in Prince George's County, Maryland, that Section 27-6500 of the Zoning Ordinance of  
17 Prince George's County, Maryland, being also the Prince George’s County Landscape Manual  
18 and Subtitle 27 of the Prince George's County Code, adopted as CB-65-2018 on October 23,  
19 2018, be and the same is hereby repealed and reenacted with the following amendments:

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**SECTION 4.1. RESIDENTIAL REQUIREMENTS**

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Revise the “Section Contents” text box on page 42 as follows:

**SECTION CONTENTS**

- » 4.1 Residential Requirements
- » 4.2 Requirement for Landscape Strips Along Streets
- » 4.3 Parking Lot Requirements
- » 4.4 Screening Requirements
- » 4.5 Stormwater Management Facilities
- » 4.6 Buffering Development from Streets
- » 4.7 Buffering Incompatible Uses
- » 4.8 Building Frontage Landscape Requirements
- » 4.9 Sustainable Landscaping Requirements
- » 4.10 Street Trees (for Private Streets)
- » 4.11 Requirements [(]for Nonresidential and Mixed-Use Development[)]

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1       **SECTION 4.2. REQUIREMENTS FOR LANDSCAPE STRIPS ALONG STREETS**

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3       c.   Requirements

4       \*           \*           \*           \*           \*           \*           \*

5       5. Landscape strips for developments that occur in a Transit-Oriented/Activity Center zone  
6       shall only be required:

7           A. For parking lots [where the parking lots] that abut[s] a street and [is] are within  
8           thirty (30) feet of the back of the curb of the street.

9           B. Along freeways, expressways, and [major] arterials.

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**SECTION 4.3. PARKING LOT REQUIREMENTS**

\* \* \* \* \*

c. Requirements

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1. Parking Lot Perimeter Landscape Strip Requirements

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C. All zones inside the Capital Beltway (inclusive of the corporate boundaries of the City of College Park, City of Glenarden, and the Town of Forest Heights); and the Transit-Oriented/Activity Center Planned Development zones, the MU-PD Zone, or the Transit-Oriented/Activity Center Base Zones (regardless of location):

\* \* \* \* \*

III. Option 3 – Five-Foot-Wide with Shrubs and Trees:

Provide a minimum five-foot-wide landscape strip between the parking lot and any adjacent property line. Within this landscape strip, provide 1 shade or ornamental tree and 10 shrubs per 30 linear feet of parking lot adjacent to a property line. (This does not mean that shade trees must be located 30 feet on center.) Any existing shade tree, except an invasive species, exceeding 4 inches diameter at breast height (dbh) and located within 15 feet of the edge of the parking lot may count at a rate of one-to-one toward fulfillment of this requirement, provided that 70 percent of the critical root zone is undisturbed. Shrubs shall not be planted within the critical root zone, and the shrub requirement shall be waived for that portion of the parking lot perimeter when preserving existing vegetation. (See Figure 4.3-4).

\* \* \* \* \*

D. Nonresidential, Residential, and Rural and Agricultural Zones Outside the Capital Beltway, and the IE-PD and R-PD Zones:

\* \* \* \* \*

II. Option 2 – Ten-Foot-Wide with Shrubs and Trees:

Provide a minimum ten-foot-wide landscape strip between the parking lot and any adjacent property line. Within this landscape strip, provide 1 shade tree and 10 shrubs per 35 linear feet of parking lot adjacent to a property line. (This does not mean that shade trees must be located 35 feet on center.)

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Shrubs shall include a diversity of species and shall be arranged in an informal and naturalistic manner.

Any existing shade tree (except an invasive species) exceeding 4 inches diameter at breast height (dbh) that is located within 15 feet of the edge of the parking lot may count at a rate of one-to-one toward fulfillment of this requirement, provided that 70 percent or more of the critical root zone is undisturbed. Shrubs shall not be planted within the critical root zone, and the shrub requirement shall be waived for that portion of the parking lot perimeter when preserving existing vegetation (See Figure 4.3-6). Up to one-fourth (1/4) of the number of required shade trees may be substituted on a two-to-one basis with ornamental/evergreen trees.

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**SECTION 4.4. SCREENING REQUIREMENTS**

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c. Requirements

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5. Mechanical Equipment

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Options:

- A. Sight-tight fence or wall (height to be determined by size and location of area to be screened); or
- B. Evergreen screen (height, spacing, and variety to be determined by size and location of area to be screened); or
- C. A combination of the above options.
- D. For Transit-Oriented/Activity Center zones when adjacent to and along a street (within the streetscape zone), mechanical equipment shall be:
  - I. Located within vaults;
  - II. Located within or atop buildings; or
  - III. Located within a planted area that does not obstruct pedestrian movement or the required sidewalk width; and screened per options A and/or B above and in accordance with access, clearance, overhead, and protection requirements as required by the utility company.

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**SECTION 4.6. BUFFERING DEVELOPMENT FROM STREETS**

\* \* \* \* \*

a. Purposes and Objectives

- 1. Provide an attractive view of development from streets and special roadways by buffering those developments with appropriate landscaping.
- 2. Buffer the rear yard and the lowest story of the rear exterior walls of any single-family detached or attached dwelling from the view of any street, except an alley.

\* \* \* \* \*

c. Requirements

1. Buffering Residential Development from Streets

A. When the rear yards of single-family attached and detached dwellings; elderly housing (single-family attached and single-family detached dwellings); and mobile home dwellings are oriented toward a street, a buffer area shall be provided between the development and the street either on individual lots or as part of the common open space owned and maintained by a homeowners' association. All plant material required for this buffer shall be located outside of public utility easements adjacent to the right-of-way. The width of the buffer and the plant materials required to be planted within the buffer shall be based on road classifications as identified in the Approved Countywide Master Plan of Transportation as follows:

\* \* \* \* \*

B. When any yard of an [multifamily development] artists' residential studio; dwelling, live-work; dwelling, multifamily; dwelling, three-family; or dwelling, two-family development in any zone is oriented toward a major collector, an arterial, a freeway, or an expressway, a buffer shall be provided between the development and the street, as part of the common open space. All plant material required for the buffer shall be located outside of public utility easements adjacent to the right-of-way. The width of the buffer and the plant materials required to be planted within the buffer shall be based on road classifications as follows:

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II. Freeway or Expressway (Rural and Agricultural, Nonresidential, Planned Development, and Residential Zones):

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III. Freeway, [or] Expressway, or Arterial (Transit-Oriented/Activity Center Zones):

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**SECTION 4.7. BUFFERING INCOMPATIBLE USES**

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c. Requirements

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Within a Transit-Oriented/Activity Center base or Planned Development zone, bufferyards shall be required only [where an incompatible use has been determined within the edge area areas of the zone and where a type C or greater bufferyard is required.] on the perimeter of the zone, adjacent to vacant land or development outside the zone. In these instances, the bufferyard width and planting requirements are reduced to 50 percent of what would normally be required. If the bufferyard requirement allows for a 50 percent reduction for the incorporation of a 6-foot-high opaque fence, the 50 percent reduction allowed in the edge areas for a type C or greater bufferyard is in addition to that allowance, but the landscape yard shall not be less than 10 feet and the building setback shall not be less than 20 feet.

\* \* \* \* \*

**TABLE 4.7-1 MINIMUM BUFFERYARD REQUIREMENTS**

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TABLE 4.7-1: BUFFERYARD TYPE TO APPLY A=Type A Bufferyard B= Type B Bufferyard C= Type C Bufferyard D= Type D Bufferyard E= Type E Bufferyard N/A= Not Applicable							
EXISTING USE ON ABUTTING LAND <sup>2</sup>	PROPOSED USES <sup>2</sup>	Townhouse; Three-family; Manufactured Home Park; and Agricultural/Forestry- Related uses	Multifamily; Live/Work; and Group Living uses;	Civic, Public, and Institutional uses (except Transportation uses; Educational uses; hospital; and major utility facility)	Commercial uses; mixed-use development; parking facility; Educational uses; hospital; and major utility facility <sup>4</sup>	Industrial uses (except Extraction uses; slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills)	Extraction uses, slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills
Single-family detached; Two-family; Manufactured home; Agricultural/Forestry uses; and Open Space uses	None	A <sup>1</sup>	B <sup>1</sup>	B <sup>1</sup>	C <sup>1</sup>	D <sup>1</sup>	E
Townhouse; Three- family; Manufactured Home Park; and Agricultural/Forestry- Related uses	A	None	A <sup>1</sup>	A <sup>1</sup>	B <sup>1</sup>	D <sup>1</sup>	E
Multifamily; Live/Work; and Group Living uses	B	A	None	A <sup>1</sup>	B <sup>1</sup>	D <sup>1</sup>	E
Civic, Public, and Institutional uses (except Transportation uses; Educational uses; hospital; and major utility facility)	B	B	A	None	A <sup>1</sup>	C <sup>1</sup>	D
Commercial uses; mixed-use development; parking facility; Educational uses; hospital; and major utility facility <sup>4</sup>	C	C	B	B	None	C <sup>1</sup>	D
Industrial uses (except Extraction uses; slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills)	D	D	D	D	C	None	B
Extraction uses, slaughterhouses; tank farms; concrete batching or asphalt mixing plant; concrete or brick manufacturing; heavy manufacturing, assembly or fabrication; concrete recycling facility; and landfills	E	E	E	E	D	B	None

1. Indicates the maximum buffer that may be required. If all or part of the landscape buffer has been provided on the adjacent property, was required by the Landscape Manual, and is shown on a landscape plan approved in accordance with this section, the proposed use may only provide that amount of the buffer that has not been provided on the adjacent property.
2. See Part 27-5: Use Regulations and Section 27-2500, Definitions, for more detailed information on the use categories and the uses.
3. Letters in cell correspond to the Bufferyard Types required in Table 4.7-2: Bufferyard Types
4. [Development in the PD zones only applies these standards on the perimeter of the PD zone, adjacent to vacant land or development outside the PD zone.
5. Development in the Transit-Oriented/Activity Center zones only apply these standards on the edge of the zone, adjacent to vacant land or development outside the Transit-Oriented/Activity Center zone.
6. ]Mixed-use, shopping center, and multi-building development designed under a unified plan of development shall provide buffers around the perimeter of the development, except where commercial development is proposed adjacent to residential development.

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9. Consult Table 4.7-1, Minimum Bufferyard Requirements. Locate the use categories for the proposed use and the adjoining use along the appropriate axis. Read down and over to determine the required bufferyard type.

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1 A. Development in the Planned Development zones only applies these standards on the  
2 perimeter of the Planned Development zone, adjacent to vacant land or development  
3 outside the Planned Development Zone.

4 B. Development in the Transit-Oriented/Activity Center base or Planned Development  
5 zones only apply these standards on the edge of the zone, adjacent to vacant land or  
6 development outside the Transit-Oriented/Activity Center base or Planned  
7 Development zone.

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9 11. Developing Lots Adjacent to Vacant Lots

10 A. A lot is considered vacant if it contains no structure or vehicular surface area within 200  
11 feet of the property line.

12 B. If a developing property with a nonresidential use is adjacent to a vacant property zoned  
13 for a residential use, then 100 percent of the bufferyard is required to be provided on the  
14 developing lot.

15 C. [However,] Notwithstanding Subsection 11.B., above, if the adjacent vacant property is  
16 classified in a Transit-Oriented/Activity Center base or Planned Development zone,  
17 other Planned Development zone, or Nonresidential zone, the landscape yard  
18 requirements may be reduced by 50 percent on the developing lot if a 6-foot-high,  
19 opaque fence or wall is provided on the developing lot (See Figure 4.7-5).

20 \* \* \* \* \*

21 FIGURE 4.7-5: DEVELOPING [NON-RESIDENTIAL] NONRESIDENTIAL USE ADJACENT TO  
22 VACANT [RESIDENTIALLY-ZONED] PROPERTY IN A TRANSIT-ORIENTED/ACTIVITY CENTER  
23 BASE OR PLANNED DEVELOPMENT ZONE, OTHER PLANNED DEVELOPMENT ZONE, OR  
24 NONRESIDENTIAL ZONE

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**SECTION 4.8. BUILDING FRONTAGE LANDSCAPE REQUIREMENTS**

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c. Requirements

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3. Multifamily Dwelling Units, All Attached Dwelling Units (Excepting Dwelling Units Incorporating Front-Loaded Garages), and Uses in the Group Living Uses Principal Use Category (Except Within the Rural and Agricultural Zones):

\* \* \* \* \*

G. Where the plantings required by this subsection would result in an inappropriate or impractical design due to underground utilities, overhead utilities, overhead wires, or other factors, the following shall apply:

I. Underground Utilities: If landscaping is proposed and approved within the public utility easement, the owner shall maintain or replace the plant material as stated in Section 1.6: Maintenance and Enforcement.

II. Overhead Utilities: Two ornamental trees may be substituted for one shade tree.

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**SECTION 4.9. SUSTAINABLE LANDSCAPING REQUIREMENTS**

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- c. Requirements
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- 7. Specimen Trees
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**E. Removal of a Specimen Tree**

Specimen trees may be removed only in accordance with one of the following conditions:

**I. Removal of a Specimen Tree Rated “[Good]Fair” or Higher**

A specimen tree has been rated “[good]fair” or higher by a certified arborist[, and] may only be removed when both of the following standards are met:

- i. The specimen tree prevents development of a lot hinders compliance with the standards in [Division]Part 27-4: Zones and Zone Regulations, and [Division] Part 27-6: Development Standards, of Subtitle 27: Zoning Ordinance; and
- ii. Mitigation is provided in accordance with paragraph 4.9(c)(7)(F), Replacement/Mitigation of Specimen Trees.

When the majority of a lot is covered with specimen trees, Section 27-6400, Open Space Set-Asides, of Subtitle 27: Zoning Ordinance, shall govern the maximum area of specimen trees required to be retained.

**II. Removal of a Severely Diseased, High Risk, or Dying Specimen Tree, or One Rated “Poor”**

If a specimen tree is certified by an arborist or other qualified professional as rated “poor,” severely diseased, high risk, or dying, it may be removed and shall not require mitigation in accordance with paragraph 4.9(c)(7)(F), Replacement/Mitigation of Specimen Trees.

- \* \* \* \* \*

Insert the following new specimen tree mitigation schedule table on or near Page 128:

SAMPLE SCHEDULE 4.9-7 SPECIMEN TREE REQUIREMENTS*		
1. Are specimen trees present on the site? If yes, provide a Specimen Tree Table** on the landscape plan.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

2. Are any specimen trees with a rating of "fair" or higher proposed for removal? If yes, complete mitigation schedule below.		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
3. Does the specimen tree to be removed prevent development of the lot or hinder compliance with other standards?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>MITIGATION FOR SPECIMEN TREES "FAIR" OR HIGHER TO BE REMOVED</b>				
<u>Specimen Tree #/Type</u>	<u>DBH (Inches)</u>	<u>Replacement Tree Type</u>	<u>Number</u>	<u>Caliper Each/Total</u>

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**GENERAL REVISIONS**

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Review and revise diagrams and graphics as may be necessary to ensure correct labeling and bring the diagram(s) into consistency with the associated text standard(s).

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the effective date of the Countywide Sectional Map Amendment (“CMA”).

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  
Council 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.