

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2022 Legislative Session**

Bill No. CB-097-2022  
Chapter No. 52  
Proposed and Presented by Council Member Taveras  
Introduced by Council Member Taveras  
Co-Sponsors \_\_\_\_\_  
Date of Introduction September 13, 2022

**ZONING BILL**

1 AN ORDINANCE concerning  
2 Zoning—Zones and Zone Regulations—Base Zones—Expedited Transit-Oriented Development  
3 For the purpose of clarifying the development regulations applicable to certain expedited transit-  
4 oriented development in Transit-Oriented/Activity Center Base Zones within the new Zoning  
5 Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's  
6 County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's  
7 County, Maryland (CB-098-2021).

8 BY repealing and reenacting with amendments:

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; 2021 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19 be and the same is hereby repealed and reenacted, with the following amendments:

**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.

\* \* \* \* \*

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

Adopted this 25<sup>th</sup> day of October, 2022.

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.